Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 17/9-13 Wetherby Road, Doncaster Vic 3108 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $590,000 & $640,000

## Median sale price

Median price $635,000 Property Type Unit Suburb Doncaster

Period - From 14/04/2024 to 13/04/2025 Source Property Data

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 15/5 Curlew Ct DONCASTER 3108 | $625,000 | 23/12/2024 |
| 2 | 21/33 Queens Av DONCASTER 3108 | $630,000 | 12/11/2024 |
| 3 | 10/33 Queens Av DONCASTER 3108 | $598,000 | 30/10/2024 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/04/2025 13:21

# 17/9-13 Wetherby Road, Doncaster Vic 3108




2 1 2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$590,000 - $640,000
**Median Unit Price**
14/04/2024 - 13/04/2025: $635,000

## Comparable Properties

**15/5 Curlew Ct DONCASTER 3108 (VG)**

2 - -

Agent Comments

**Price:** $625,000
**Method:** Sale
**Date:** 23/12/2024
**Property Type:** Strata Unit/Flat



**21/33 Queens Av DONCASTER 3108 (REI/VG)**

2 2 1

Agent Comments

**Price:** $630,000
**Method:** Private Sale
**Date:** 12/11/2024
**Property Type:** Apartment



**10/33 Queens Av DONCASTER 3108 (REI/VG)**

2 2 1

Agent Comments

**Price:** $598,000
**Method:** Private Sale
**Date:** 30/10/2024
**Property Type:** Apartment

**Account** - Noel Jones | P: 03 98487888 | F: 03 98487472

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