

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
Including suburb and
postcode

1/16 MAY STREET DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1/44 FRANKLIN ROAD DONCASTER EAST VIC 3109	\$960,000	12-May-25
21 RICHARD STREET DONCASTER EAST VIC 3109	\$998,000	01-May-25
4/224 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$1,100,000	06-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 16 June 2025



**1/44 FRANKLIN ROAD
DONCASTER EAST VIC 3109**

3 1 2

Sold Price ^{RS} **\$960,000** Sold Date **12-May-25**

Distance **0.77km**

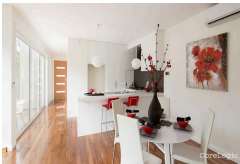


**21 RICHARD STREET DONCASTER
EAST VIC 3109**

3 2 -

Sold Price **\$998,000** Sold Date **01-May-25**

Distance **1.45km**



**4/224 BLACKBURN ROAD
DONCASTER EAST VIC 3109**

3 2 2

Sold Price **\$1,100,000** Sold Date **06-Mar-25**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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