

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

15A Duckett Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 | 2/7 Koala Ct DONCASTER EAST 3109 | \$939,000 | 06/09/2024 |
| 2 | 6/27 Dryden St DONCASTER EAST 3109 | \$960,500 | 31/08/2024 |
| 3 | 1/5-9 Dehnert St DONCASTER EAST 3109 | \$948,888 | 26/08/2024 |

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:

19/11/2024 19:08

15A Duckett Street, Doncaster East Vic 3109



 3  2  2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median House Price
September quarter 2024: \$1,600,000

Comparable Properties



2/7 Koala Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  1

Price: \$939,000
Method: Private Sale
Date: 06/09/2024
Property Type: Townhouse (Res)
Land Size: 130 sqm approx



6/27 Dryden St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  2

Price: \$960,500
Method: Sold Before Auction
Date: 31/08/2024
Property Type: House (Res)
Land Size: 304 sqm approx



1/5-9 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$948,888
Method: Private Sale
Date: 26/08/2024
Property Type: Unit

Account - McGrath Doncaster | P: 03 8822 6188



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