## 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	17 Lauer Street, Doncaster Vic 3108

#### Indicative selling price

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

Range between	\$1,980,000	&	\$2,150,000

#### Median sale price

Median price	\$1,548,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/04/2025	to	30/06/2025		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

1	17A Lauer St DONCASTER 3108	\$2,202,000	31/05/2025
2	19 Meryl St DONCASTER EAST 3109	\$1,900,000	07/06/2025
3	16a Robyn St DONCASTER 3108	\$1,930,000	06/04/2025

#### 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.

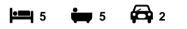
This Statement of Information was prepared on:	23/07/2025 16:39



Date of sale







**Property Type:** House Agent Comments

Indicative Selling Price \$1,980,000 - \$2,150,000 Median House Price June quarter 2025: \$1,548,000

# Comparable Properties

17A Lauer St DONCASTER 3108 (REI)

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**Agent Comments** 

Price: \$2,202,000

Method:

Date: 31/05/2025 Property Type: House



19 Meryl St DONCASTER EAST 3109 (REI/VG)

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**Agent Comments** 

Price: \$1,900,000 Method: Private Sale Date: 07/06/2025 Property Type: House Land Size: 365 sqm approx



16a Robyn St DONCASTER 3108 (REI/VG)

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**Price:** \$1,930,000 **Method:** Private Sale **Date:** 06/04/2025

**Property Type:** House (Res) **Land Size:** 342 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011





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