# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 21 Log School Road, Doncaster Vic 3108

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$1,470,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	16 Fairway Rd DONCASTER 3108	\$2,100,000	03/06/2025
2	7 Barbara St MONT ALBERT NORTH 3129	\$2,077,000	10/05/2025
3	7 Rhonda St DONCASTER 3108	\$2,080,000	12/03/2025

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:

25/07/2025 13:56



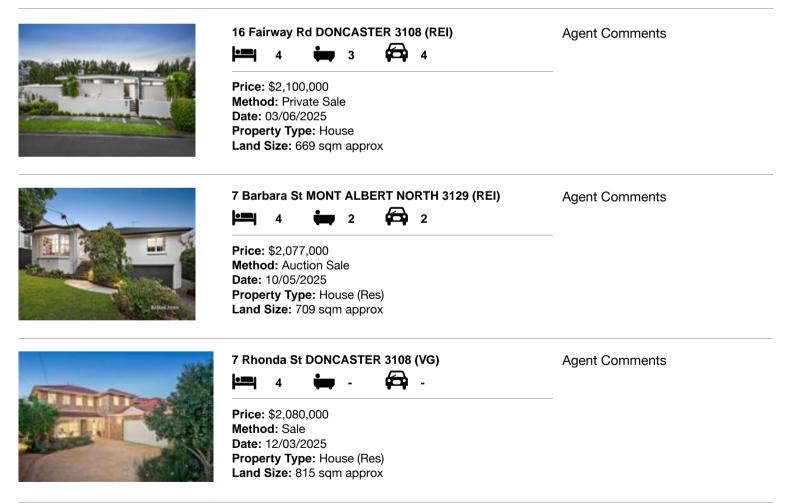






Property Type: Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending June 2025: \$1,470,000

# **Comparable Properties**



#### Account - VICPROP | P: 03 8888 1011



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