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

22 Buckingham Crescent, Doncaster Vic 3108

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betwee | \$1,250,000 | | & | | \$1,350,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,500,000 | Pro | operty Type | Hou | se | | Suburb | Doncaster |
| Period - From | 01/01/2025 | to | 31/03/2025 | | 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 | 146 Ayr St DONCASTER 3108 | \$1,357,000 | 23/05/2025 |
| 2 | 43 Timber Ridg DONCASTER 3108 | \$1,200,000 | 22/04/2025 |
| 3 | 12 Maralee PI DONCASTER 3108 | \$1,250,000 | 25/03/2025 |

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:

25/06/2025 12:39



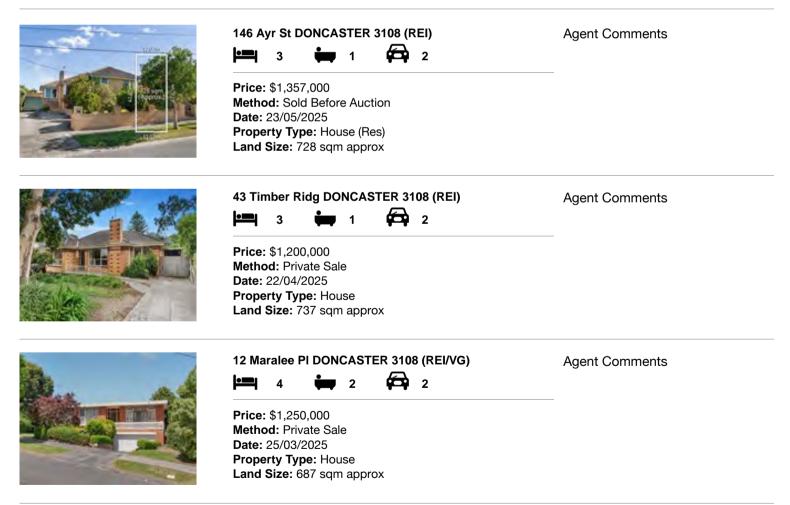






Property Type:House Land Size: 726 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2025: \$1,500,000

Comparable Properties



Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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