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

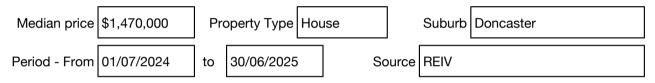
51 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,225,000

Median sale price



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 sixmonths 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	5 Libere Ct DONCASTER 3108	\$1,305,000	07/05/2025
2			
3			

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:

21/07/2025 09:46



JellisCraig





Property Type: House **Land Size:** 653 sqm approx Agent Comments Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,225,000 Median House Price Year ending June 2025: \$1,470,000

Comparable Properties



5 Libere Ct DONCASTER 3108 (REI/VG)

Price: \$1,305,000 Method: Private Sale Date: 07/05/2025 Property Type: House Land Size: 788 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 8841 4888





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