

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

3/12 Park Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2024 to 31/03/2025 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	Date of sale
1	1/406 Belmore Rd MONT ALBERT NORTH 3129	\$650,000	06/05/2025
2	3/84 Winfield Rd BALWYN NORTH 3104	\$750,000	08/02/2025
3	3/19 Lincoln Dr BULLEEN 3105	\$660,000	01/02/2025

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:

30/06/2025 19:01



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 148 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending March 2025: \$655,000

Comparable Properties



1/406 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG) **Agent Comments**



Price: \$650,000
Method: Private Sale
Date: 06/05/2025
Property Type: Unit



3/84 Winfield Rd BALWYN NORTH 3104 (REI/VG) **Agent Comments**



Price: \$750,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Unit
Land Size: 197 sqm approx



3/19 Lincoln Dr BULLEEN 3105 (REI/VG) **Agent Comments**



Price: \$660,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Unit
Land Size: 122 sqm approx

Account - VICPROP | P: 03 8888 1011