

# 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 Heritage Boulevard, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,300,000

&

\$2,400,000

### Median sale price

Median price

\$1,548,000

Property 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	Date of sale
1	4 Kewarren St BALWYN NORTH 3104	\$2,390,000	29/03/2025
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.~~

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**Indicative Selling Price**

\$2,300,000 - \$2,400,000

**Median House Price**

June quarter 2025: \$1,548,000



4   2   2

**Property Type:** House (Res)

**Land Size:** 367 sqm approx

Agent Comments

## Comparable Properties



**4 Kewarren St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$2,390,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 674 sqm approx

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.