

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

11/2 MCLEOD STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

2/55-57 WINFIELD ROAD BALWYN NORTH VIC 3104	\$981,000	04-Dec-24
5/2 MALCOLM CRESCENT DONCASTER VIC 3108	\$906,000	24-Jan-25
14 SCARBOROUGH SQUARE MONT ALBERT NORTH VIC 3129	\$965,000	26-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 15 March 2025

Group of 13 Townhouses, built around 2016



2/55-57 WINFIELD ROAD BALWYN NORTH VIC 3104 Sold Price **\$981,000** Sold Date **04-Dec-24**

 3  2  2

Distance **0.49km**



5/2 MALCOLM CRESCENT DONCASTER VIC 3108 Sold Price ^{RS} **\$906,000** Sold Date **24-Jan-25**

 3  2  1

Distance **1.23km**



14 SCARBOROUGH SQUARE MONT ALBERT NORTH VIC 3129 Sold Price **\$965,000** Sold Date **26-Nov-24**

 3  2  2

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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