Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/13-15 Goodson Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$400,000	&	\$440,000)				
Median sale pr	rice							
Median price	\$580,000	Property Type	Jnit	Suburb	Doncaster			
Period - From	16/07/2024	to 15/07/2025	So	urce Propert	y Data			

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.

Add	dress of comparable property	Price	Date of sale
1	4/23 Firth St DONCASTER 3108	\$435,000	23/06/2025
2	210/5 Elgar Ct DONCASTER 3108	\$430,000	23/05/2025
3	803/101 Tram Rd DONCASTER 3108	\$425,000	30/04/2025

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:

16/07/2025 17:02



Harcourts

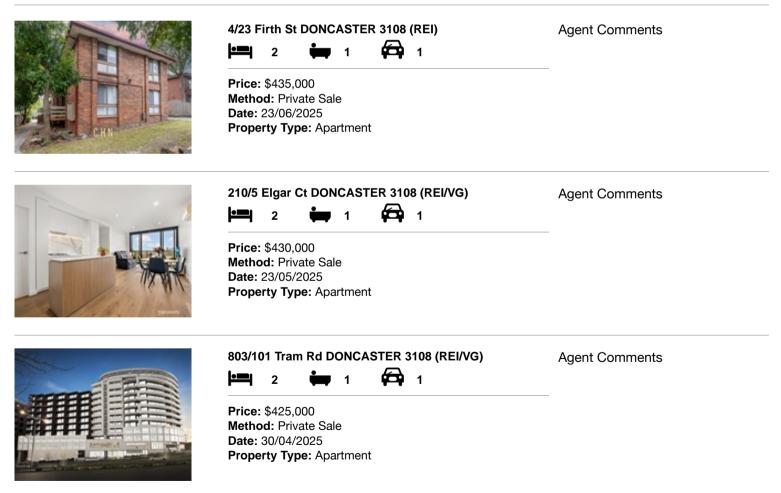




Rooms: 4 Property Type: Apartment Agent Comments John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price 16/07/2024 - 15/07/2025: \$580,000

Comparable Properties



Account - Harcourts Manningham | P: 03 9842 8000



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