### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	15 Owens Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,580,000	&	\$1,680,000
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#### Median sale price

Median price	\$1,570,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2025	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

Aut	areas or comparable property	1 1100	Date of Sale
1	16 Gaudion Rd DONCASTER EAST 3109	\$1,683,500	28/06/2025
2	56 Jocelyn Ct DONCASTER EAST 3109	\$1,632,000	24/05/2025
3	7 Dundas Ct DONCASTER EAST 3109	\$1,501,000	05/04/2025

#### 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:	01/07/2025 14:33



Date of sale







Property Type: House Land Size: 654 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,580,000 - \$1,680,000 **Median House Price** March quarter 2025: \$1,570,000

## Comparable Properties



16 Gaudion Rd DONCASTER EAST 3109 (REI)

Price: \$1,683,500 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 678 sqm approx

**Agent Comments** 



56 Jocelyn Ct DONCASTER EAST 3109 (REI)



Agent Comments

Price: \$1,632,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 632 sqm approx



7 Dundas Ct DONCASTER EAST 3109 (REI)

Price: \$1,501,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 703 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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