

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 20A Dion Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Doncaster (3108)

Period - From 03/07/2024 to 02/07/2025 Source Property Data

Comparable property sales

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
3 HICKORY STREET, TEMPLESTOWE LOWER VIC 3107	\$1,265,000	14/06/2025
44 CARAWATHA ROAD, DONCASTER VIC 3108	\$1,160,000	10/06/2025
1/345 HIGH STREET, TEMPLESTOWE LOWER VIC 3107	\$1,125,000	10/05/2025

This Statement of Information was prepared on: 03/07/2025