

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23A ROGER STREET DONCASTER EAST VIC 3109

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,155,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Doncaster East

Period-from

30 Dec 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertyessoldwithintwokilometresof theproperty 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

2/5 BELVEDERE AVENUE DONCASTER EAST VIC 3109

\$1,131,888

21-Jun-25

115A BLACKBURN ROAD DONCASTER EAST VIC 3109

\$1,105,000

07-Mar-25

2/60 BEVERLEY STREET DONCASTER EAST VIC 3109

\$1,132,000

22-Feb-25

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: 30 June 2025