

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

5/751 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$1,498,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2023

to

30/09/2024

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	Price	Date of sale
1	4/82-84 Tram Rd DONCASTER 3108	\$755,000	03/09/2024
2	401/13 Goodson St DONCASTER 3108	\$822,200	30/05/2024
3	4/6 Hepburn Rd DONCASTER 3108	\$870,000	24/04/2024

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:

18/10/2024 06:41

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3 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending September 2024: \$1,498,000

Comparable Properties



4/82-84 Tram Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$755,000
Method: Private Sale
Date: 03/09/2024
Property Type: Townhouse (Single)



401/13 Goodson St DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$822,200
Method: Sale
Date: 30/05/2024
Property Type: Strata Unit/Flat



4/6 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 1 2

Price: \$870,000
Method: Private Sale
Date: 24/04/2024
Property Type: Townhouse (Single)