

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

2/77 BEVERLEY STREET DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Unit

Suburb

Doncaster East

Period-from

12 Aug 2024

to

12 Feb 2025

Source

Corelogic

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 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

2/1 HARRY STREET DONCASTER EAST VIC 3109	\$970,000	11-Dec-24
6/27 DRYDEN STREET DONCASTER EAST VIC 3109	\$960,500	31-Aug-24
1/5-9 DEHNERT STREET DONCASTER EAST VIC 3109	\$948,888	26-Aug-24

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: 12 February 2025