

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

3/20 CORELLA STREET DONCASTER VIC 3108

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

12 Mar 2025

to

12 Sep 2025

Source

Cotality

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

| | | |
|---|-------------|-----------|
| 3/26 KELLY STREET DONCASTER VIC 3108 | \$1,150,000 | 22-Jul-25 |
| 3/1 KATRINA STREET DONCASTER VIC 3108 | \$1,185,000 | 01-Apr-25 |
| 1/1 MALCOLM CRESCENT DONCASTER VIC 3108 | \$1,200,000 | 23-May-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 12 September 2025