

# 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 17 Grevillea Road, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,650,000 Property type House Suburb Doncaster East  
Period - From 20/05/2023 to 19/05/2024 Source pdol

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	38 Gedye St, Doncaster East Vic	1,282,000	11/05/2024
2	138 Tunstall Rd, Donvale Vic	1,357,000	14/03/2024
3	29 Bowen Rd, Doncaster East Vic	1,280,000	15/03/2024

This Statement of Information was prepared on: 20/05/2024

