

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

7 FRIARS COURT 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jun 2024

to

31 May 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 MCKENZIE STREET DONCASTER EAST VIC 3109	\$1,610,000	26-Apr-25
32 BARRABOOL STREET DONCASTER EAST VIC 3109	\$1,685,000	10-May-25
5 MCCUBBIN TERRACE DONCASTER EAST VIC 3109	\$1,609,800	24-Apr-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: 04 June 2025



2 MCKENZIE STREET DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,610,000

Sold Date

26-Apr-25



4



2



2

Distance

0.86km



32 BARRABOOL STREET DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,685,000

Sold Date

10-May-25



4



2



2

Distance

0.92km



5 MCCUBBIN TERRACE DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,609,800

Sold Date

24-Apr-25



4



2



2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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