

## 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

4/22 BAYLEY GROVE DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$980,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2024

to

31 Aug 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

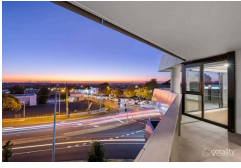
Date of sale

302/600 DONCASTER ROAD DONCASTER VIC 3108	1180000	16-Aug-25
3/60 SWEYN STREET BALWYN NORTH VIC 3104	1050000	26-Apr-25
3/1 GARDENIA ROAD BALWYN NORTH VIC 3104	1070000	23-Aug-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: 29 September 2025



**302/600 DONCASTER ROAD  
 DONCASTER VIC 3108**

 3  3  3

Sold Price <sup>RS</sup> **1180000** <sup>UN</sup> Sold Date **16-Aug-25**

Distance **0.41km**



**3/60 SWEYN STREET BALWYN  
 NORTH VIC 3104**

 3  2  2

Sold Price **1050000** Sold Date **26-Apr-25**

Distance **1.63km**



**3/1 GARDENIA ROAD BALWYN  
 NORTH VIC 3104**

 3  3  2

Sold Price **1070000** Sold Date **23-Aug-25**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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