

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

ADDRESS AVAILABLE AS REQUESTED Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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 six 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
1	13 Clancys La DONCASTER 3108	\$2,000,000	05/02/2025
2	5-7 Birchgrove Cr TEMPLESTOWE 3106	\$2,180,000	17/01/2025
3	53A Andersons Creek Rd DONCASTER EAST 3109	\$2,050,000	04/12/2024

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 six months.~~

This Statement of Information was prepared on:

24/04/2025 16:38



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Property Type: House (Previously Occupied - Detached)
Land Size: 691 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2025: \$1,570,000

Comparable Properties



13 Clancys La DONCASTER 3108 (REI/VG)

Agent Comments

5 3 2

Price: \$2,000,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 420 sqm approx



5-7 Birchgrove Cr TEMPLESTOWE 3106 (REI)

Agent Comments

6 3 2

Price: \$2,180,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 656 sqm approx



53A Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$2,050,000
Method: Expression of Interest
Date: 04/12/2024
Property Type: House (Res)
Land Size: 395 sqm approx