

# 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 1/137 Blackburn 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)

Price Range

\$880,000

&

\$968,000

### Median sale price

Median price

\$1,465,500

Property Type

Townhouse

Suburb

Doncaster East (3109)

Period - From

01/09/2022

to

01/09/2023

Source

Realestate

### Comparable property sales

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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
18/33-37 LESLIE STREET, DONVALE VIC 3111	\$970,000	19/08/2023
4/1053 DONCASTER ROAD, DONCASTER EAST VIC 3109	\$990,000	05/08/2023
3/146 BEVERLEY STREET, DONCASTER EAST VIC 3109	\$950,000	29/06/2023

This Statement of Information was prepared on: 01/09/2023