

# 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

11 Zerbe Avenue, 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)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,620,000 Property Type House Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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	157 King St TEMPLESTOWE 3106	\$1,630,000	25/05/2024
2	27 Huntingfield Dr DONCASTER EAST 3109	\$1,590,000	15/06/2024
3	81 Canopus Dr DONCASTER EAST 3109	\$1,500,000	16/05/2024

**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:

04/07/2024 11:18



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**Property Type:** House  
**Land Size:** 811 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
March quarter 2024: \$1,620,000

## Comparable Properties



157 King St TEMPLESTOWE 3106 (REI)

**Agent Comments**

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**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 547 sqm approx



27 Huntingfield Dr DONCASTER EAST 3109 (REI)

**Agent Comments**

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**Price:** \$1,590,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx



81 Canopus Dr DONCASTER EAST 3109 (REI)

**Agent Comments**

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**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 16/05/2024  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx

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