

# 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 25 Hillingdon Crescent, Doncaster Vic 3108

### 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 & \$1,650,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 29/01/2023 to 28/01/2024 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	8 Scenic Rise DONCASTER 3108	\$1,630,000	23/09/2023
2	64 Rathmullen Qdrnt DONCASTER 3108	\$1,608,000	05/08/2023
3	4 Buller Tce TEMPLESTOWE LOWER 3107	\$1,600,000	14/12/2023

**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: 29/01/2024 13:59



5   2   2

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 780 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,650,000  
**Median House Price**  
 29/01/2023 - 28/01/2024: \$1,550,000

## Comparable Properties



**8 Scenic Rise DONCASTER 3108 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,630,000  
**Method:** Private Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**64 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)**

Agent Comments

5   2   2

**Price:** \$1,608,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 767 sqm approx



**4 Buller Tce TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4   2   2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** House  
**Land Size:** 1011 sqm approx