

## 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

26 BELINDA CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

House

Suburb

Doncaster East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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

|  |             |           |
|--|-------------|-----------|
| 4 FALCON COURT DONCASTER EAST VIC 3109   | \$1,390,000 | 23-Dec-23 |
| 2 DUCKETT STREET DONCASTER EAST VIC 3109 | \$1,210,000 | 11-Nov-23 |
| 18 LARKSPUR AVENUE DONCASTER VIC 3108    | \$1,230,000 | 17-Feb-24 |

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: 13 March 2024

**4 FALCON COURT DONCASTER  
EAST VIC 3109**

3 1 -

Sold Price <sup>RS</sup> **\$1,390,000** Sold Date **23-Dec-23**Distance **1.34km****2 DUCKETT STREET DONCASTER  
EAST VIC 3109**

3 1 1

Sold Price <sup>RS</sup> **\$1,210,000** Sold Date **11-Nov-23**Distance **1.73km****18 LARKSPUR AVENUE  
DONCASTER VIC 3108**

3 2 -

Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **17-Feb-24**Distance **1.79km****RS** = Recent sale      **UN** = Undisclosed Sale

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