Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 Ashton Rise, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,350,000		&		\$1,480,000				
Median sale price									
Median price	\$1,570,000	Pro	operty Type	Hou	ISE		Suburb	Doncaster East	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Newstead Ct DONCASTER EAST 3109	\$1,477,000	08/03/2025
2	4 Vivienne Ct DONCASTER EAST 3109	\$1,400,000	24/02/2025
3	132 Andersons Creek Rd DONCASTER EAST 3109	\$1,349,000	15/02/2025

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:

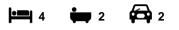
02/06/2025 17:13





Nicole Qiu





Property Type: House Land Size: 726 sqm approx Agent Comments 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,480,000 Median House Price March quarter 2025: \$1,570,000

Comparable Properties

6 Newstead Ct DONCASTER EAST 3109 (REI) 4 2 2 2 Price: \$1,477,000 Method: Auction Sale Date: 08/03/2025 Property Type: House (Res) Land Size: 830 sqm approx	Agent Comments
4 Vivienne Ct DONCASTER EAST 3109 (REI/VG) 5 3 2 Price: \$1,400,000 Method: Private Sale Date: 24/02/2025 Property Type: House (Res) Land Size: 784 sqm approx	Agent Comments
132 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG) Image: A Image: A Image: A Image: A Image: A Image: B Price: \$1,349,000 Method: Auction Sale Date: 15/02/2025 Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8841 4888



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