

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 4 Hamilton Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,575,500 Property Type House Suburb Doncaster East

Period - From 01/07/2022 to 30/06/2023 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 Renshaw St DONCASTER EAST 3109	\$1,835,000	28/01/2023
2	4 Dryden St DONCASTER EAST 3109	\$1,830,000	24/02/2023
3	5 Woodhouse Rd DONCASTER EAST 3109	\$1,810,000	13/05/2023

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: 27/07/2023 15:11

4 Hamilton Crescent, Doncaster East Vic 3109

**Jellis
Craig**

Shaun Wang

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending June 2023: \$1,575,500



 3  1  2

Property Type: House

Land Size: 842 sqm approx

Agent Comments

Comparable Properties



8 Renshaw St DONCASTER EAST 3109 (VG)

Agent Comments

 4  -  -

Price: \$1,835,000

Method: Sale

Date: 28/01/2023

Property Type: House - Attached House N.E.C.

Land Size: 367 sqm approx



4 Dryden St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,830,000

Method: Sold Before Auction

Date: 24/02/2023

Property Type: House (Res)

Land Size: 766 sqm approx



5 Woodhouse Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,810,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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