

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	66A Tristania Street, DONCASTER EAST, VIC 3109
---	--

Indicative selling price

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

Range between	\$2,100,000 & \$2,250,000
---------------	---------------------------

Median sale price

Median price	\$1,600,000	Property Type	NOT PROVIDED	Suburb	Doncaster East
Period - From	31-May-2024	to	30-Apr-2025	Source	realestate.com.au

Comparable property sales

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	6A Richard Street, Doncaster East, Vic 3109	\$2,268,888	16-Mar-2025
2	5A Champion Street, Doncaster East, Vic 3109	\$2,128,000	20-Feb-2025
3	53A Andersons Creek Road, Doncaster East, Vic 3109	\$2,050,000	26-Dec-2024

This statement of information was prepared on 23-May-2025 at 2:37:07 PM AEST