

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 98 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 to 31/03/2024 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	9 Hertford Rd DONCASTER EAST 3109	\$1,450,000	09/01/2024
2	10 Daphne St DONCASTER EAST 3109	\$1,413,000	02/12/2023
3	57 Polaris Dr DONCASTER EAST 3109	\$1,345,000	01/12/2023

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: 31/05/2024 11:49



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 815 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending March 2024: \$1,650,000

Comparable Properties



9 Hertford Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$1,450,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 793 sqm approx



10 Daphne St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,413,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 657 sqm approx



57 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,345,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 688 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017