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 279 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,550,000		&		\$1,600,000					
Median sale p	rice									
Median price	\$1,525,000	Pro	operty Type Hous		se		Suburb	Doncaster East		
Period - From	01/10/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	1/13 Jilpanger Rd DONVALE 3111	\$1,372,000	07/12/2024
2	281 Blackburn Rd DONCASTER EAST 3109	\$1,418,000	26/11/2024
3	279a Blackburn Rd DONCASTER EAST 3109	\$1,720,000	21/09/2024

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:

20/01/2025 12:57









Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,550,000 - \$1,600,000 Median House Price December guarter 2024: \$1,525,000

Comparable Properties



Price: \$1,372,000 Method: Auction Sale Date: 07/12/2024 Property Type: Townhouse (Res) Land Size: 278 sqm approx

1/13 Jilpanger Rd DONVALE 3111 (REI)

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281 Blackburn Rd DONCASTER EAST 3109 (REI)

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Agent Comments

Agent Comments



Price: \$1,418,000 Method: Private Sale Date: 26/11/2024 Property Type: House

Land Size: 336 sqm approx

279a Blackburn Rd DONCASTER EAST 3109 (REI) Agent Comments

2 4 3

Price: \$1,720,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res)

Land Size: 327 sqm approx

Account - Barry Plant | P: 03 9842 8888



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