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

53 Belinda Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,620,000		&		\$1,780,000				
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.

Ado	dress of comparable property	Price	Date of sale
1	23 Cantala Dr DONCASTER 3108	\$1,660,000	28/02/2025
2	1 Nolan CI DONCASTER EAST 3109	\$1,795,000	29/01/2025
3	12 Orion PI DONCASTER EAST 3109	\$1,618,800	20/12/2024

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:

06/03/2025 16:01









Property Type: House Land Size: 735 sqm approx Agent Comments

Indicative Selling Price \$1,620,000 - \$1,780,000 Median House Price December guarter 2024: \$1,525,000

Comparable Properties



23 Cantala Dr DONCASTER 3108 (REI) 5 2 5

2

Price: \$1,660,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 883 sqm approx

1 Nolan CI DONCASTER EAST 3109 (REI) 5



Price: \$1,795,000 Method: Private Sale Date: 29/01/2025



Property Type: House (Res) Land Size: 663 sqm approx



2

Agent Comments

Agent Comments

Agent Comments

Price: \$1,618,800 Method: Private Sale Date: 20/12/2024 Property Type: House (Res) Land Size: 727 sqm approx

Account - Barry Plant | P: 03 9842 8888



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