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

139 Douthie Road, Seville East Vic 3139

Indicative selling price

For the meaning	of this price see	e consumer.vic.go	v.au/underquoting					
Range betweer	\$7,800,000	&	\$8,500,000					
Median sale price*								
Median price		Property Type		Suburb	Seville East			
Period - From		to	Source					

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	Carrol Rd GRUYERE 3770	\$7,700,000	06/09/2024
2	160 Old Healesville Rd TARRAWARRA 3775	\$7,500,000	09/08/2024
3			

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:

11/02/2025 15:51

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20000 sqm approx Agent Comments Indicative Selling Price \$7,800,000 - \$8,500,000 No median price available

Comparable Properties

	Carrol Rd GRUYERE 3770 (VG)	Agent Comments	
	Price: \$7,700,000 Method: Sale Date: 06/09/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 159968 sqm approx		
	160 Old Healesville Rd TARRAWARRA 3775 (VG)	Agent Comments	
Alter And the second	Price: \$7,500,000 Method: Sale Date: 09/08/2024 Property Type: Vines (Rur) Land Size: 600000 sqm approx		

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propertydata



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