

# 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 115A Blackburn Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,190,000

### Median sale price

Median price \$931,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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	7a Canara St DONCASTER EAST 3109	\$1,200,000	09/11/2024
2	2/24 Maggs St DONCASTER EAST 3109	\$1,266,000	20/09/2024
3	1/88 Blackburn Rd DONCASTER EAST 3109	\$1,100,000	24/07/2024

**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: 06/01/2025 15:23

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3 2 2

**Property Type:** Unit  
**Land Size:** 425 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000  
**Median Unit Price**  
September quarter 2024: \$931,500

## Comparable Properties



7a Canara St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

3 2 2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2024  
**Property Type:** Unit  
**Land Size:** 444 sqm approx



2/24 Maggs St DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

3 2 2

**Price:** \$1,266,000  
**Method:** Sold Before Auction  
**Date:** 20/09/2024  
**Property Type:** Unit  
**Land Size:** 292 sqm approx



1/88 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

3 2 2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 24/07/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 310 sqm approx

Account - Barry Plant | P: 03 9842 8888



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