

# 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 2 Haig Court, 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)

Price Range \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,525,000 Property Type House Suburb Doncaster East (3109)

Period - From 01/10/2024 to 31/12/2024 Source REIV

### Comparable property sales

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
31 BRIDGFORD AVENUE, BLACKBURN NORTH VIC 3130	\$1,175,000	01/01/2025
176 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$1,060,000	23/11/2024
8 HANDLEY COURT, BLACKBURN NORTH VIC 3130	\$1,188,000	21/09/2024

This Statement of Information was prepared on: 24/02/2025