

# 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 37 Bellevue Avenue, 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)

Range between \$1,680,000 & \$1,780,000

### Median sale price

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

Period - From 01/10/2024 to 31/12/2024 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	54 Carbine St DONVALE 3111	\$1,600,000	28/11/2024
2	7 Parkville PI DONVALE 3111	\$1,738,888	22/10/2024
3	42 Landscape Dr DONCASTER EAST 3109	\$1,768,000	13/09/2024

**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: 26/02/2025 16:45



 4   
  2   
  2

**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,680,000 - \$1,780,000  
**Median House Price**  
 December quarter 2024: \$1,525,000

## Comparable Properties



54 Carbine St DONVALE 3111 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** House  
**Land Size:** 652 sqm approx



7 Parkville PI DONVALE 3111 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$1,738,888  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House  
**Land Size:** 790 sqm approx



42 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$1,768,000  
**Method:** Private Sale  
**Date:** 13/09/2024  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx

Account - Barry Plant | P: 03 9842 8888