

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offere	d for sale
Including suburk	Iress and code 5 Newlands Crescent, Doncaster East
Indicative sellir	ng price
For the meaning of	his price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)
Single	price \$1,485,000
Median sale pri	ce
Median price \$1	,620,000 Property type House Suburb Doncaster East
Period - From 1/	1/2024 to 31/12/2024 Source REIV

Comparable property sales

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. 10 Jefferson Grove, Doncaster East	\$ 1,650,00	4/11/2023
2. 65 Pine Hill Drive, Doncaster East	\$ 1,530,000	5/02/2024
3. 30 Springwood Close, Donvale	\$1,655,000	1/11/2023

his Statement of Information was prepared on:	27/05/2024



Comparable properties



\$1,650,000

10 Jefferson Grove, Doncaster East, Victoria

DATE: 4/11/2023

PROPERTY TYPE: HOUSE

4

881 sqm



\$ 1,530,000

65 Pine Hill Drive, Doncaster East, Victoria

DATE: 5/02/2024 PROPERTY TYPE:

5

827 sqm



\$ 1,655,000

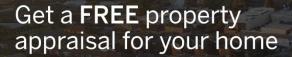
30 Springwood Close, Donvale, Victoria

DATE: 1/11/2023 PROPERTY TYPE:

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2

785sqm ×



APPRAISE MY PROPERTY →

Our Difference



