

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

9/16 Bullen Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$559,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Doncaster East

Period - From

29/03/2024

to

28/03/2025

Source

Property Data

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	313/7 Berkeley St DONCASTER 3108	\$550,000	16/01/2025
2	208/8 Hepburn Rd DONCASTER 3108	\$530,800	07/11/2024
3	308/8 Hepburn Rd DONCASTER 3108	\$550,000	28/10/2024

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:

29/03/2025 14:35

9/16 Bullen Street, Doncaster East Vic 3109



2 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$559,000
Median Unit Price
29/03/2024 - 28/03/2025: \$650,000

Comparable Properties



313/7 Berkeley St DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment



208/8 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$530,800
Method: Private Sale
Date: 07/11/2024
Property Type: Apartment



308/8 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment

Account - Noel Jones | **P:** 03 98487888 | **F:** 03 98487472



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