

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

109 Blackburn Road, Doncaster East

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,300,000

Median sale priceMedian price

\$1,570,000

Property type

House

Suburb

Doncaster East

Period - From

1/1/2023

to

31/3/2023

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. 29 Pine Way, Doncaster East	\$ 1,448,000	10/5/2023
2. 1086 Doncaster Road, Doncaster East	\$ 1,480,000	16/1/2023
3. 45 Rosella Street, Doncaster East	\$ 1,600,000	25/3/2023

This Statement of Information was prepared on:

2/08/2023

Comparable properties



\$ 1,448,000

29 Pine Way, Doncaster East, Victoria

DATE: 10/5/2023

PROPERTY TYPE: HOSUE

 3  1
 2  702 sqm



\$ 1,480,000

1086 Doncaster Road, Doncaster East, Victoria

DATE: 16/1/2023

PROPERTY TYPE: HOUSE

 4  2
 4  757 sqm



\$ 1,600,000

45 Rosella Street, Doncaster East, Victoria

DATE: 25/3/2023

PROPERTY TYPE: HOUSE

 4  2
 2  780 sqm x

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Our Difference



Average of only
21 days on market



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