

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

10 Edmonton Place, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2024

to

31/03/2024

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	235 Andersons Creek Rd DONCASTER EAST 3109	\$1,303,000	24/01/2024
2	295 Porter St TEMPLESTOWE 3106	\$1,300,000	24/02/2024
3	16 Newmans Rd TEMPLESTOWE 3106	\$1,206,000	31/10/2023

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:

29/04/2024 19:59



4
 2
 2

Property Type: House
Land Size: 781 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2024: \$1,620,000

Comparable Properties



235 Andersons Creek Rd DONCASTER EAST 3109 (REI) Agent Comments

4
 2
 2

Price: \$1,303,000
Method: Sold Before Auction
Date: 24/01/2024
Property Type: House (Res)
Land Size: 805 sqm approx



295 Porter St TEMPLESTOWE 3106 (REI) Agent Comments

4
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Price: \$1,300,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 796 sqm approx



16 Newmans Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

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Price: \$1,206,000
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 764 sqm approx

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