

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

4 Huntingfield Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2024

to

30/09/2024

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	9 Millwood Ct TEMPLESTOWE 3106	\$1,923,000	14/12/2024
2	2 Cresthaven Ct DONVALE 3111	\$2,015,000	07/12/2024
3	46 Santa Rosa Blvd DONCASTER EAST 3109	\$1,600,000	05/12/2024

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:

20/12/2024 09:56

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

September quarter 2024: \$1,600,000



 4  3  2

Property Type: House (Res)

Agent Comments

Comparable Properties



9 Millwood Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,923,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 1090 sqm approx



2 Cresthaven Ct DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$2,015,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 1003 sqm approx



46 Santa Rosa Blvd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Sold Before Auction

Date: 05/12/2024

Property Type: House (Res)

Land Size: 785 sqm approx

Account - Barry Plant | P: 03 9842 8888