

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

21 Richard Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,088,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2024

to

31/12/2024

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 Kendall St NUNAWADING 3131	\$1,025,000	07/12/2024
2	1 Lindsay Av NUNAWADING 3131	\$1,040,000	20/10/2024
3	1/23 Rialton Av BLACKBURN NORTH 3130	\$1,101,000	07/09/2024

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:

08/02/2025 15:58

Mark Di Giulio
9842 8888
0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,088,000

Median House Price

December quarter 2024: \$1,525,000



 3  2  2

Property Type: House

Land Size: 412 sqm approx

Agent Comments

Comparable Properties



9 Kendall St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,025,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 590 sqm approx



1 Lindsay Av NUNAWADING 3131 (REI)

Agent Comments

 3  2  3

Price: \$1,040,000

Method: Auction Sale

Date: 20/10/2024

Property Type: House (Res)



1/23 Rialton Av BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,101,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 373 sqm approx

Account - Barry Plant | P: 03 9842 8888