

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 279 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,550,000 & \$1,600,000

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	1/13 Jilpanger Rd DONVALE 3111	\$1,372,000	07/12/2024
2	281 Blackburn Rd DONCASTER EAST 3109	\$1,418,000	26/11/2024
3	279a Blackburn Rd DONCASTER EAST 3109	\$1,720,000	21/09/2024

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: 20/12/2024 13:06



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,600,000

Median House Price

September quarter 2024: \$1,600,000

Comparable Properties



1/13 Jilpanger Rd DONVALE 3111 (REI)

Agent Comments

4 3 2

Price: \$1,372,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Townhouse (Res)

Land Size: 278 sqm approx



281 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,418,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 336 sqm approx



279a Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,720,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 327 sqm approx

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