

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

3 Ellerton Court, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Donvale

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 | 11 Centaur Gr DONCASTER EAST 3109 | \$1,615,000 | 16/11/2024 |
| 2 | 23 Highfield Rd DONCASTER EAST 3109 | \$1,635,000 | 26/10/2024 |
| 3 | 3 Carisbrook Ct DONCASTER EAST 3109 | \$1,580,000 | 25/07/2024 |

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:

05/02/2025 11:12



 4
  2
  2

Rooms: 6
Property Type: House
Land Size: 711 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 December quarter 2024: \$1,625,000

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.

Comparable Properties



11 Centaur Gr DONCASTER EAST 3109 (REI)

Agent Comments

 4
  2
  2

Price: \$1,615,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 650 sqm approx



23 Highfield Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4
  2
  2

Price: \$1,635,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 651 sqm approx



3 Carisbrook Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,580,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Account - Barry Plant | P: 03 9842 8888