

# 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 8 Hamilton Crescent, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

01/10/2024

to

31/12/2024

Source

REIV

### Comparable property sales

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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
87 WHITTENS LANE, DONCASTER VIC 3108	\$1,520,000	23/01/2025
5 SILVERDALE COURT, DONCASTER EAST VIC 3109	\$1,631,888	02/11/2024
22 HAMILTON CRESCENT, DONCASTER EAST VIC 3109	\$1,620,000	24/09/2024

This Statement of Information was prepared on: 12/03/2025