

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

333 Serpells Road, Doncaster East Vic 3109
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Indicative selling price

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

Range between

\$1,350,000

 &

\$1,400,000

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	132 Andersons Creek Rd DONCASTER EAST 3109	\$1,349,000	15/02/2025
2	5 Landscape Dr DONCASTER EAST 3109	\$1,410,000	16/10/2024
3	4 Catherine Av DONCASTER EAST 3109	\$1,366,000	24/08/2024

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:

21/02/2025 13:54



 4
  2
  2

Property Type: House (Res)

Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

December quarter 2024: \$1,525,000

Comparable Properties



132 Andersons Creek Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

 4
  2
  2

Price: \$1,349,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 785 sqm approx



5 Landscape Dr DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

 4
  2
  2

Price: \$1,410,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res)

Land Size: 675 sqm approx



4 Catherine Av DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

 4
  2
  2

Price: \$1,366,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 642 sqm approx

Account - Barry Plant | P: 03 9842 8888