

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 3/70 Russell Crescent, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,298,000

Median sale price

Median price \$1,251,500 Property Type Townhouse Suburb Doncaster East

Period - From 20/01/2024 to 19/01/2025 Source Property Data

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 | 3/12 Grevillea Rd DONCASTER EAST 3109 | \$1,228,888 | 04/11/2024 |
| 3 | 27A Pine Way DONCASTER EAST 3109 | \$1,480,000 | 01/11/2024 |

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: 20/01/2025 15:00



 4  3  2

Property Type: Townhouse (Single)
Land Size: 220 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,298,000
Median Townhouse Price
20/01/2024 - 19/01/2025: \$1,251,500

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



3/12 Grevillea Rd DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,228,888
Method: Sold Before Auction
Date: 04/11/2024
Property Type: Townhouse (Res)



27A Pine Way DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,480,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888