

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

115a Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$976,000 Property Type Unit 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	7a Canara St DONCASTER EAST 3109	\$1,200,000	09/11/2024
2	2/24 Maggs St DONCASTER EAST 3109	\$1,266,000	20/09/2024
3	1/88 Blackburn Rd DONCASTER EAST 3109	\$1,100,000	24/07/2024

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: 17/02/2025 12:55

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 3  2  2

Property Type: Unit
Land Size: 425 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2024: \$976,000

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



7a Canara St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 09/11/2024
Property Type: Unit
Land Size: 444 sqm approx



2/24 Maggs St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,266,000
Method: Sold Before Auction
Date: 20/09/2024
Property Type: Unit
Land Size: 292 sqm approx



1/88 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Account - Barry Plant | P: 03 9842 8888