

# 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

132 Andersons Creek Road, Doncaster East Vic 3109

### Indicative selling price

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

Range between

\$1,300,000

&

\$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	4 Lisbon Ct DONCASTER EAST 3109	\$1,295,000	07/12/2024
2	46 Santa Rosa Blvd DONCASTER EAST 3109	\$1,600,000	05/12/2024
3	13 Crofton Tce DONCASTER EAST 3109	\$1,416,000	09/11/2024

**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:

03/02/2025 10:43

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 4  2  2

**Property Type:** House  
**Land Size:** 785 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
December quarter 2024: \$1,525,000

## Comparable Properties



**4 Lisbon Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,295,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**46 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 05/12/2024  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**13 Crofton Tce DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,416,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 831 sqm approx

**Account - Barry Plant** | P: 03 9842 8888