

# 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

1 Silvana Court, 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)

Range between \$1,250,000

&

\$1,320,000

### Median sale price

Median price \$1,565,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2025

to 30/06/2025

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 | 11 Kent Ct DONCASTER EAST 3109             | \$1,250,000 | 14/05/2025   |
| 2 | 19 Beechwood CI DONCASTER EAST 3109        | \$1,300,000 | 08/04/2025   |
| 3 | 132 Andersons Creek Rd DONCASTER EAST 3109 | \$1,349,000 | 15/02/2025   |

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:

08/07/2025 14:25



 4    2    2

**Property Type:** House  
**Land Size:** 776 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,250,000 - \$1,320,000  
**Median House Price**  
 June quarter 2025: \$1,565,000

## Comparable Properties



**11 Kent Ct DONCASTER EAST 3109 (REI)**

 3    2    2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 14/05/2025  
**Property Type:** House

**Agent Comments**  
 plus study



**19 Beechwood CI DONCASTER EAST 3109 (REI/VG)**

 4    2    2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 08/04/2025  
**Property Type:** House  
**Land Size:** 787 sqm approx

**Agent Comments**



**132 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)**

 4    2    2

**Price:** \$1,349,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

**Agent Comments**

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