

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

139a Tunstall Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 to 31/03/2025 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	1/959 Doncaster Rd DONCASTER EAST 3109	\$800,000	11/03/2025
2	3/377-383 Springfield Rd NUNAWADING 3131	\$735,000	15/02/2025
3	1/65 Junction Rd BLACKBURN NORTH 3130	\$791,500	06/11/2024

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:

08/04/2025 10:45



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Property Type: House
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
March quarter 2025: \$1,570,000

Comparable Properties



1/959 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$800,000
Method: Sold Before Auction
Date: 11/03/2025
Property Type: Unit
Land Size: 266 sqm approx



3/377-383 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$735,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit



1/65 Junction Rd BLACKBURN NORTH 3130 (VG)

Agent Comments

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Price: \$791,500
Method: Sale
Date: 06/11/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888