Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

15 Newlands Crescent, Doncaster East Vic 3109
-

Indicative selling price

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

Range between	\$1,880,000	&	\$1,980,000
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Median sale price

Median price	\$1,689,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025		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

1	5 Ellerton Ct DONVALE 3111	\$1,851,000	04/10/2025
2	6 Bronte Rise TEMPLESTOWE 3106	\$1,910,000	30/08/2025
3	7 Robertswood CI DONCASTER EAST 3109	\$1,800,000	07/06/2025

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:	26/10/2025 23:41



Date of sale





Property Type: House Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price \$1,880,000 - \$1,980,000 **Median House Price** September quarter 2025: \$1,689,000

Comparable Properties



5 Ellerton Ct DONVALE 3111 (REI)

Price: \$1,851,000 Method: Auction Sale Date: 04/10/2025

Property Type: House (Res) Land Size: 815 sqm approx

Agent Comments



6 Bronte Rise TEMPLESTOWE 3106 (REI)





Agent Comments

Price: \$1,910,000 Method: Auction Sale Date: 30/08/2025 Property Type: House Land Size: 986 sqm approx

7 Robertswood CI DONCASTER EAST 3109 (REI)





Price: \$1,800,000 Method: Private Sale Date: 07/06/2025 Property Type: House Land Size: 677 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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