#### 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	16 Bicentennial Court, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,565,000	Pro	perty 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 51 Hunt St DONVALE 3111 \$1,450,000 14/08/2025

2	27 ASNTON RISE DUNCASTER EAST 3109	\$1,400,000	30/06/2025
3	78 Canopus Dr DONCASTER EAST 3109	\$1,408,000	14/05/2025

#### 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:	29/08/2025 14:05









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

**Agent Comments** 

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2025: \$1,565,000

### Comparable Properties



51 Hunt St DONVALE 3111 (REI)

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**a** 4

**Price:** \$1,450,000

Method: Sold Before Auction

Date: 14/08/2025

**Property Type:** House (Res) **Land Size:** 650 sqm approx

**Agent Comments** 



27 Ashton Rise DONCASTER EAST 3109 (REI)

4



2



**Agent Comments** 

**Price:** \$1,400,000 **Method:** Private Sale **Date:** 30/06/2025

**Property Type:** House (Res) **Land Size:** 726 sqm approx

78 Canopus Dr DONCASTER EAST 3109 (REI/VG)



1





Price: \$1,408,000

Method: Sold Before Auction

Date: 14/05/2025

**Property Type:** House (Res) **Land Size:** 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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