

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

2 Amelia Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

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	3 Woorarra Av DONCASTER EAST 3109	\$1,480,500	17/04/2025
2	3 Ascot St DONCASTER EAST 3109	\$1,751,000	29/03/2025
3	7 Leura St DONCASTER EAST 3109	\$1,770,000	01/12/2024

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:

23/05/2025 12:29

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

March quarter 2025: \$1,570,000



4 bedrooms, 2 bathrooms, 1 car space

Property Type: House

Land Size: 812 sqm approx

Agent Comments

Comparable Properties



3 Woorarra Av DONCASTER EAST 3109 (REI)

Agent Comments

4 bedrooms, 1 bathroom, 2 car spaces

Price: \$1,480,500

Method: Auction Sale

Date: 17/04/2025

Property Type: House (Res)

Land Size: 726 sqm approx



3 Ascot St DONCASTER EAST 3109 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 1 car space

Price: \$1,751,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 746 sqm approx



7 Leura St DONCASTER EAST 3109 (VG)

Agent Comments

3 bedrooms, 0 bathrooms, 0 car spaces

Price: \$1,770,000

Method: Sale

Date: 01/12/2024

Property Type: House (Res)

Land Size: 789 sqm approx

Account - Barry Plant | P: 03 9842 8888