

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 20 / 1-25 Bellevue Avenue, Doncaster East, VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$460,000 & \$480,000

Median sale price

Median price \$976,000 Property type unit Suburb Doncaster East

Period - From Oct 2024 to Dec 2024 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
23/1 Bellevue Avenue Doncaster East	\$480,000	Dec 2024
30/ 81-97 Mitcham Road Donvale	\$475,000	Oct 2024
2/1042 Doncaster Road Doncaster East	\$465,000	Sept 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: 17/3/2025