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

Address	27/1 Bellevue Avenue, 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 \$580,000 & \$610,000	Range between	\$580,000	&	\$610,000
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Median sale price

Median price	\$945,000	Pro	perty Type Un	it		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025	So	urce	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	30/243 Blackburn Rd DONCASTER EAST 3109	\$542,500	28/07/2025
2	27/243 Blackburn Rd DONCASTER EAST 3109	\$520,000	16/05/2025
3	20/1 Bellevue Av DONCASTER EAST 3109	\$465,000	08/05/2025

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:	18/11/2025 17:08



Date of sale





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Property Type: Apartment Agent Comments

Indicative Selling Price \$580,000 - \$610,000 Median Unit Price September quarter 2025: \$945,000

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

Comparable Properties



30/243 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

ickburn Rd DONCASTER EAST 3109 (RE

Price: \$542,500

Method: Sold Before Auction

Date: 28/07/2025 Property Type: Unit



27/243 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

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Price: \$520,000 **Method:** Private Sale **Date:** 16/05/2025

Property Type: Apartment



20/1 Bellevue Av DONCASTER EAST 3109 (REI/VG)

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Price: \$465,000

Method: Expression of Interest

Date: 08/05/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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Agent Comments