

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

| Property offered for sale                                                                                        |                                |                                        |    |                |               |        |           |  |                |
|------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------|----|----------------|---------------|--------|-----------|--|----------------|
| Including sub                                                                                                    | Address<br>ourb and<br>ostcode | 602/9 Red Hill Terrace, Doncaster East |    |                |               |        |           |  |                |
| Indicative selling price                                                                                         |                                |                                        |    |                |               |        |           |  |                |
| For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) |                                |                                        |    |                |               |        |           |  |                |
| Single price                                                                                                     |                                | \$530,000                              |    |                |               |        |           |  |                |
| Median sale price                                                                                                |                                |                                        |    |                |               |        |           |  |                |
| Median price                                                                                                     | \$800,00                       | 300,000                                |    | Property       | Property type |        | Apartment |  | Doncaster East |
| Period - From                                                                                                    | July 202                       | 25                                     | to | September 2025 |               | Source | REIV      |  |                |

#### **Comparable property sales**

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. 113/187 Reynolds Road, Doncaster East  | \$ 540,000 | 4/7/2025     |
| 2. 407/7 Red Hill Terrace, Doncaster East | \$ 510,000 | 7/5/2025     |
| 3. G04/7 Red Hill Terrace, Doncaster East | \$ 500,000 | 23/9/2025    |

| This Statement of Information was prepared on: | 10/11/2025 |
|------------------------------------------------|------------|
| This Statement of information was prepared on. | 19/11/2023 |



# **Comparable properties**



## \$ 540,000

113/187 Reynolds Road, Doncaster East, Victoria

DATE: 4/7/2025

PROPERTY TYPE: APARTMENT

\_\_\_\_\_\_2

2

sqm



## \$ 510,000

407/7 Red Hill Terrace, Doncaster East, Victoria

DATE: 7/5/2025

PROPERTY TYPE: APARTMENT

**-**

sqm



## \$ 500,000

G04/7 Red Hill Terrace, Doncaster East, Victoria

DATE:23/9/2025

PROPERTY TYPE: APARTMENT

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# **Our Difference**





