

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

77 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,689,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

to

30/09/2025

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	78 Blackburn Rd DONCASTER EAST 3109	\$1,390,000	10/10/2025
2	82 Tunstall Rd DONVALE 3111	\$1,455,000	10/05/2025
3	101 Bellevue Av DONCASTER EAST 3109	\$1,390,000	26/04/2025

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:

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3 1 1

Property Type: House
Land Size: 745 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 September quarter 2025: \$1,689,000

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



78 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 2 1

Price: \$1,390,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: House (Res)
Land Size: 811 sqm approx



82 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

3 1 2

Price: \$1,455,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 723 sqm approx



101 Bellevue Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,390,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House
Land Size: 652 sqm approx

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