## 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

1 Silvana Court, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing			
Range betwee	en \$1,250,000		&		\$1,320,000				
Median sale price									
Median price	\$1,565,000	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/04/2025	to	30/06/2025		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.

Ado	dress of comparable property	Price	Date of sale
1	11 Kent Ct DONCASTER EAST 3109	\$1,250,000	14/05/2025
2	19 Beechwood CI DONCASTER EAST 3109	\$1,300,000	08/04/2025
3	132 Andersons Creek Rd DONCASTER EAST 3109	\$1,349,000	15/02/2025

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.

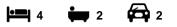
This Statement of Information was prepared on:

08/07/2025 14:25









Property Type: House Land Size: 776 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,320,000 Median House Price June quarter 2025: \$1,565,000

# **Comparable Properties**

11 Kent Ct DONCASTER EAST 3109 (REI)   3 2 2   Price: \$1,250,000   Method: Private Sale   Date: 14/05/2025   Property Type: House	Agent Comments plus study
19 Beechwood CI DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 08/04/2025 Property Type: House Land Size: 787 sqm approx	Agent Comments
132 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)   Image: A Image: Base of the state of the sta	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



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