## 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<br>plus study |
|---|------------------------------|
| 19 Beechwood CI DONCASTER EAST 3109 (REI/VG)<br>4 2 2 2<br>Price: \$1,300,000<br>Method: Private Sale<br>Date: 08/04/2025<br>Property Type: House<br>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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