

# 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

5 Sheoak Crescent, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,050,000

### Median sale price

Median price

\$1,205,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

07/07/2024

to

06/07/2025

Source

Property Data

### 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.~~

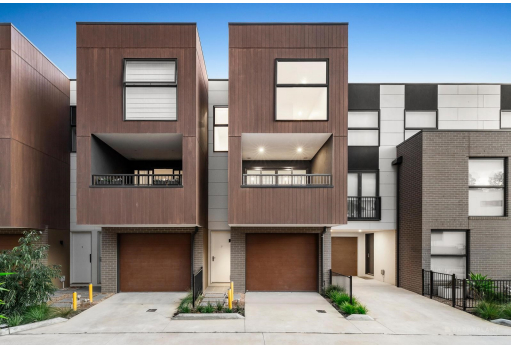
	Address of comparable property	Price	Date of sale
1	8/152 Andersons Creek Rd DONCASTER EAST 3109	\$935,000	01/04/2025
2	5/2 Nartanda Ct DONCASTER EAST 3109	\$968,000	20/02/2025
3			

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:

07/07/2025 16:47



 3    2    3

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,050,000  
Median Townhouse Price  
07/07/2024 - 06/07/2025: \$1,205,000

## Comparable Properties



8/152 Andersons Creek Rd DONCASTER EAST 3109  
(REI/VG)

Agent Comments

 3    2    2

Price: \$935,000  
Method: Private Sale  
Date: 01/04/2025  
Property Type: Townhouse (Single)

5/2 Nartanda Ct DONCASTER EAST 3109 (VG)

Agent Comments

 3    -    -

Price: \$968,000  
Method: Sale  
Date: 20/02/2025  
Property Type: Flat/Unit/Apartment (Res)

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.

Account - Barry Plant | P: 03 9842 8888



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