

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

3/508 BLACKBURN ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

11/25 CAVALIER STREET DONCASTER EAST VIC 3109	\$1,037,000	10-May-25
4/224 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$1,100,000	06-Mar-25
2/25 LEURA STREET DONCASTER EAST VIC 3109	\$1,180,000	25-Feb-25

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 6 months.

This Statement of Information was prepared on: 04 August 2025


**11/25 CAVALIER STREET
DONCASTER EAST VIC 3109**
 4  2  1

Sold Price **\$1,037,000** Sold Date **10-May-25**

Distance **2.8km**

**4/224 BLACKBURN ROAD
DONCASTER EAST VIC 3109**
 3  2  2

Sold Price **\$1,100,000** Sold Date **06-Mar-25**

Distance **2.58km**

**2/25 LEURA STREET DONCASTER
EAST VIC 3109**
 3  2  2

Sold Price **\$1,180,000** Sold Date **25-Feb-25**

Distance **2.82km**
RS = Recent sale

UN = Undisclosed Sale

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