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

25 Tidcombe Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	reen \$1,300,000		&		\$1,400,000			
Median sale price								
Median price	\$1,570,000	Pro	Property Type Hous		se		Suburb	Doncaster East
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	27 Ashton Rise DONCASTER EAST 3109	\$1,400,000	30/06/2025
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:

03/07/2025 16:43









Property Type: House Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2025: \$1,570,000

Comparable Properties

27 Ashton Rise DONCASTER EAST 3109 (REI) 4 2 2 2 Price: \$1,400,000 Method: Private Sale Date: 30/06/2025 Property Type: House (Res) Land Size: 726 sqm approx	Agent Comments
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: A image: Base of the state o	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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