

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 between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 to 31/03/2025 Source 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.

	Address 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



 4  2  2

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)

Agent Comments

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Price: \$1,400,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 726 sqm approx



19 Beechwood CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 08/04/2025
Property Type: House
Land Size: 787 sqm approx



132 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,349,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Account - Barry Plant | P: 03 9842 8888