

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

4 Glenview Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,700,000

&

\$1,770,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2024

to

30/06/2025

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	10a Sunray Ct DONVALE 3111	\$1,700,000	19/07/2025
2	10a Nottingwood St DONCASTER EAST 3109	\$1,730,000	17/07/2025
3	104 Beverley St DONCASTER EAST 3109	\$1,823,500	02/06/2025

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:

01/08/2025 11:28

4 Glenview Road, Doncaster East Vic 3109

JellisCraig

Dallas Taylor

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Indicative Selling Price

\$1,700,000 - \$1,770,000

Median House Price

Year ending June 2025: \$1,565,000



4 3 2

Property Type: House

Land Size: 389 sqm approx

Agent Comments

Comparable Properties



10a Sunray Ct DONVALE 3111 (REI)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Private Sale

Date: 19/07/2025

Property Type: Townhouse (Single)



10a Nottingwood St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,730,000

Method: Private Sale

Date: 17/07/2025

Property Type: House



104 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,823,500

Method: Private Sale

Date: 02/06/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 8841 4888



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