

# 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

30/243 Blackburn Road, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$500,000 & \$550,000

### Median sale price

Median price \$933,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2024 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	9/16 Bullen St DONCASTER EAST 3109	\$550,000	21/05/2025
2	27/243 Blackburn Rd DONCASTER EAST 3109	\$520,000	16/05/2025
3	11/885-889 Doncaster Rd DONCASTER EAST 3109	\$585,000	29/04/2025

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:

01/07/2025 11:08



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending March 2025: \$933,000

## Comparable Properties



**9/16 Bullen St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 21/05/2025

**Property Type:** Apartment



**27/243 Blackburn Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 16/05/2025

**Property Type:** Apartment



**11/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$585,000

**Method:** Private Sale

**Date:** 29/04/2025

**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199