### 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	30/243 Blackburn Road, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
riange between	Ψ300,000	α	ψ550,000

#### Median sale price

Median price	\$933,000	Pro	perty Type Ur	it		Suburb	Doncaster East
Period - From	01/04/2024	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.

#### Address of comparable property

Add	dress 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 comparableproperties 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
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**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

2





Price: \$520,000 Method: Private Sale Date: 16/05/2025

Property Type: Apartment



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

2



Price: \$585,000 Method: Private Sale Date: 29/04/2025

Property Type: Apartment

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





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