## 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	29 Paula Crescent, 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 \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,570,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	26 Paula Cr DONCASTER EAST 3109	\$1,582,000	01/02/2025
2	51 Luckie St NUNAWADING 3131	\$1,360,000	14/01/2025
3	109 Esdale St NUNAWADING 3131	\$1,235,000	20/12/2024

#### OR

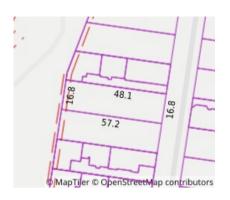
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2025 12:47





**Indicative Selling Price** 



Property Type: House Land Size: 960 sqm approx **Agent Comments** 

\$1,400,000 - \$1,500,000 **Median House Price** March quarter 2025: \$1,570,000

## Comparable Properties

26 Paula Cr DONCASTER EAST 3109 (REI)





**Agent Comments** 

Price: \$1,582,000 Method: Auction Sale Date: 01/02/2025

Property Type: House (Res) Land Size: 725 sqm approx



51 Luckie St NUNAWADING 3131 (REI)

Price: \$1,360,000 Method: Private Sale Date: 14/01/2025 Property Type: House Land Size: 917 sqm approx





Agent Comments

109 Esdale St NUNAWADING 3131 (REI/VG)







**Agent Comments** 

Price: \$1,235,000

Method: Sold Before Auction

Date: 20/12/2024

Property Type: House (Res) Land Size: 906 sqm approx

Account - Barry Plant | P: 03 9842 8888





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