

# 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

2/167 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)

Single price

\$925,000

### Median sale price

Median price

\$927,500

Property Type

Unit

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 | 3/4 Ascot St DONCASTER EAST 3109       | \$932,000 | 29/03/2025   |
| 2 | 4/878 Doncaster Rd DONCASTER EAST 3109 | \$950,000 | 23/03/2025   |
| 3 |  |           |              |

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:

23/06/2025 09:56



3 1 2

Property Type: Townhouse  
Agent Comments

Comparable Properties



3/4 Ascot St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$932,000  
Method: Auction Sale  
Date: 29/03/2025  
Property Type: Townhouse (Res)



4/878 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000  
Method: Auction Sale  
Date: 23/03/2025  
Property Type: Townhouse (Res)  
Land Size: 200 sqm approx

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.