

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

8/148 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$870,000

&

\$920,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2025

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	54 Matisse Dr TEMPLESTOWE 3106	\$967,500	03/05/2025
2	8/152 Andersons Creek Rd DONCASTER EAST 3109	\$935,000	01/04/2025
3	5/2 Nartanda Ct DONCASTER EAST 3109	\$968,000	20/02/2025

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:

06/08/2025 16:31



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median Unit Price

June quarter 2025: \$697,500

Comparable Properties



54 Matisse Dr TEMPLESTOWE 3106 (VG)

Agent Comments

 3  -  -

Price: \$967,500

Method: Sale

Date: 03/05/2025

Property Type: Flat/Unit/Apartment (Res)



8/152 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$935,000

Method: Private Sale

Date: 01/04/2025

Property Type: Townhouse (Single)

5/2 Nartanda Ct DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$968,000

Method: Sale

Date: 20/02/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888