Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$650,000	&	\$690,000

Median sale price

Median price	\$945,000	Pro	perty Type	Jnit		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025	Se	ource	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	2/51 Talford St DONCASTER EAST 3109	\$560,000	19/11/2025
2	302/177 Blackburn Rd DONCASTER EAST 3109	\$640,000	24/10/2025
3	10/51 Talford St DONCASTER EAST 3109	\$530,000	09/09/2025

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:	03/12/2025 15:34









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$650,000 - \$690,000 **Median Unit Price** September quarter 2025: \$945,000

Comparable Properties

2/51 Talford St DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$560,000 Method: Private Sale Date: 19/11/2025 Rooms: 3

Property Type: Unit

2





Price: \$640,000 Method: Private Sale Date: 24/10/2025

Property Type: Apartment



10/51 Talford St DONCASTER EAST 3109 (REI/VG)



Agent Comments

Price: \$530,000 Method: Private Sale Date: 09/09/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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