### 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	3 Grevillea 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 \$1,800,000	&	\$1,900,000
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#### Median sale price

Median price	\$1,582,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2024	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	8 Hamilton Cr DONCASTER EAST 3109	\$1,951,000	05/04/2025
2	47 Esdale St NUNAWADING 3131	\$1,880,000	04/04/2025
3	37 Bellevue Av DONCASTER EAST 3109	\$1,951,000	22/03/2025

#### 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:	05/05/2025 14:51













**Property Type:** House **Land Size:** 725 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending March 2025: \$1,582,000

## Comparable Properties



8 Hamilton Cr DONCASTER EAST 3109 (REI)

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Agent Comments

**Price:** \$1,951,000 **Method:** Auction Sale **Date:** 05/04/2025

**Property Type:** House (Res) **Land Size:** 840 sqm approx



47 Esdale St NUNAWADING 3131 (REI)

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**Agent Comments** 

Price: \$1,880,000 Method: Private Sale Date: 04/04/2025 Property Type: House Land Size: 777 sqm approx



37 Bellevue Av DONCASTER EAST 3109 (REI)

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**Price:** \$1,951,000 **Method:** Auction Sale **Date:** 22/03/2025

**Property Type:** House (Res) **Land Size:** 651 sqm approx

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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