# 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<br>Including suburb and postcode | 8 Hamilton Crescent, Doncaster East, VIC 3109 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Price Range | $1,700,000 | & | $1,800,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,525,000 | Property Type | House | Suburb | Doncaster East (3109) |
| Period - From | 01/10/2024 | to | 31/12/2024 | Source | REIV |

## Comparable property sales

**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 |
|---|---|---|
| 87 WHITTENS LANE, DONCASTER VIC 3108 | $1,520,000 | 23/01/2025 |
| 5 SILVERDALE COURT, DONCASTER EAST VIC 3109 | $1,631,888 | 02/11/2024 |
| 22 HAMILTON CRESCENT, DONCASTER EAST VIC 3109 | $1,620,000 | 24/09/2024 |

This Statement of Information was prepared on: 12/03/2025



WE DELIVER... Biggin&Scott