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 Halsbury Close, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,636,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/06/2024 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	411a Porter St TEMPLESTOWE 3106	$1,240,000	29/06/2024
2	26 Hertford Rd DONCASTER EAST 3109	$1,300,000	09/05/2024
3	1/113 King St TEMPLESTOWE 3106	$1,265,000	16/03/2024

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: 22/08/2024 12:36

8 Halsbury Close, Doncaster East Vic 3109



3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2024: $1,636,000

Comparable Properties



411a Porter St TEMPLESTOWE 3106 (REI)

3 2 2

Price: $1,240,000
Method: Private Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 444 sqm approx

Agent Comments



26 Hertford Rd DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments



1/113 King St TEMPLESTOWE 3106 (REI/VG)

3 2 2

Price: $1,265,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit
Land Size: 291 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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