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	21 Richard Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $998,000

Median sale price

Median price $1,570,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 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	Price	Date of sale
1	1/1 Ruth St DONVALE 3111	$921,000	15/03/2025
2	234 Springfield Rd BLACKBURN 3130	$1,113,000	15/02/2025
3	2/10 Richard St DONCASTER EAST 3109	$840,000	15/02/2025

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: 26/04/2025 14:58

21 Richard Street, Doncaster East Vic 3109

BARRYPLANT



3 2 2

Property Type: House
Land Size: 412 sqm approx

Agent Comments

Indicative Selling Price
$998,000
Median House Price
March quarter 2025: $1,570,000

Comparable Properties



1/1 Ruth St DONVALE 3111 (REI)

3 2 1

Price: $921,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit
Land Size: 334 sqm approx

Agent Comments



234 Springfield Rd BLACKBURN 3130 (REI)

3 1 2

Price: $1,113,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments



2/10 Richard St DONCASTER EAST 3109 (REI)

3 1 2

Price: $840,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit
Land Size: 305 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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