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	53 Belinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,620,000 & $1,780,000

Median sale price

Median price $1,525,000 Property Type House Suburb Doncaster East

Period - From 01/10/2024 to 31/12/2024 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	23 Cantala Dr DONCASTER 3108	$1,660,000	28/02/2025
2	1 Nolan Cl DONCASTER EAST 3109	$1,795,000	29/01/2025
3	12 Orion Pl DONCASTER EAST 3109	$1,618,800	20/12/2024

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: 25/03/2025 15:31

53 Belinda Crescent, Doncaster East Vic 3109

BARRYPLANT



6 2 4

Property Type: House
Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price
$1,620,000 - $1,780,000
Median House Price
December quarter 2024: $1,525,000

Comparable Properties



23 Cantala Dr DONCASTER 3108 (REI)

5 2 5

Price: $1,660,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 883 sqm approx

Agent Comments



1 Nolan Cl DONCASTER EAST 3109 (REI/VG)

5 2 2

Price: $1,795,000
Method: Private Sale
Date: 29/01/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



12 Orion Pl DONCASTER EAST 3109 (REI/VG)

5 2 2

Price: $1,618,800
Method: Private Sale
Date: 20/12/2024
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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