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	101 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,580,000 Property Type House Suburb Doncaster East

Period - From 27/03/2024 to 26/03/2025 Source Property Data

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	2 Allinga Pl DONVALE 3111	$1,180,000	22/01/2025
2	65 Polaris Dr DONCASTER EAST 3109	$1,250,000	07/11/2024
3			

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: 27/03/2025 15:25

101 Bellevue Avenue, Doncaster East Vic 3109

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4 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
27/03/2024 - 26/03/2025: $1,580,000

Comparable Properties



2 Allinga Pl DONVALE 3111 (REI)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 22/01/2025
Property Type: House

Agent Comments



65 Polaris Dr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 07/11/2024
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

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.

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