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	18 Ridley Court, Doncaster East Vic 3109

Indicative selling price

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

Single price: $1,700,000

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	3 Browning Dr TEMPLESTOWE 3106	$1,640,000	10/12/2024
2	46 Santa Rosa Blvd DONCASTER EAST 3109	$1,600,000	05/12/2024
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: 26/05/2025 10:06

18 Ridley Court, Doncaster East Vic 3109

FLETCHERS



5 4 2

Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000
Median House Price
March quarter 2025: $1,570,000

Comparable Properties



3 Browning Dr TEMPLESTOWE 3106 (REI/VG)

4 3 2

Price: $1,640,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 790 sqm approx

Agent Comments



46 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,600,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 785 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.

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata.com.au

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