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<br>Including suburb and postcode | 29 Paula Crescent, Doncaster East Vic 3109 |

## Indicative selling price

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

Range between $1,400,000 & $1,500,000

## 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 | 26 Paula Cr DONCASTER EAST 3109 | $1,582,000 | 01/02/2025 |
| 2 | 51 Luckie St NUNAWADING 3131 | $1,360,000 | 14/01/2025 |
| 3 | 109 Esdale St NUNAWADING 3131 | $1,235,000 | 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: 31/05/2025 14:33

# 29 Paula Crescent, Doncaster East Vic 3109




4 2 4

**Property Type:** House
**Land Size:** 960 sqm approx

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,500,000
**Median House Price**
March quarter 2025: $1,570,000

## Comparable Properties

**26 Paula Cr DONCASTER EAST 3109 (REI)**

3 1 2

**Price:** $1,582,000
**Method:** Auction Sale
**Date:** 01/02/2025
**Property Type:** House (Res)
**Land Size:** 725 sqm approx

Agent Comments



**51 Luckie St NUNAWADING 3131 (REI)**

3 1 2

**Price:** $1,360,000
**Method:** Private Sale
**Date:** 14/01/2025
**Property Type:** House
**Land Size:** 917 sqm approx

Agent Comments



**109 Esdale St NUNAWADING 3131 (REI/VG)**

4 2 2

**Price:** $1,235,000
**Method:** Sold Before Auction
**Date:** 20/12/2024
**Property Type:** House (Res)
**Land Size:** 906 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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