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	2 Amelia Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,600,000 & $1,750,000

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 Woorarra Av DONCASTER EAST 3109	$1,480,500	17/04/2025
2	3 Ascot St DONCASTER EAST 3109	$1,751,000	29/03/2025
3	7 Leura St DONCASTER EAST 3109	$1,770,000	01/12/2024

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: 23/05/2025 12:29

2 Amelia Crescent, Doncaster East Vic 3109

BARRYPLANT

Scott George
9842 8888
0410 753 549
sgeorge@barryplant.com.au



4 2 1

Property Type: House
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
March quarter 2025: $1,570,000

Comparable Properties



3 Woorarra Av DONCASTER EAST 3109 (REI)

4 1 2

Price: $1,480,500
Method: Auction Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



3 Ascot St DONCASTER EAST 3109 (REI)

3 1 1

Price: $1,751,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments



7 Leura St DONCASTER EAST 3109 (VG)

3 - -

Price: $1,770,000
Method: Sale
Date: 01/12/2024
Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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