

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

16 BURILLA AVENUE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$4,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,453,000

Property type

House

Suburb

Doncaster

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

18 ROGER STREET DONCASTER EAST VIC 3109	\$4,550,000	30-Oct-24
8 CLAYTON ROAD BALWYN VIC 3103	-	22-Mar-25
13 HAROLD STREET BLACKBURN VIC 3130	\$2,940,000	05-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 17 August 2025



18 ROGER STREET DONCASTER EAST VIC 3109

 5  5  2

Sold Price **\$4,550,000** Sold Date **30-Oct-24**

Distance **1.8km**



8 CLAYTON ROAD BALWYN VIC 3103

 5  5  2

Sold Price

RS - UN

Sold Date **22-Mar-25**

Distance **4.27km**



13 HAROLD STREET BLACKBURN VIC 3130

 5  4  2

Sold Price

\$2,940,000

Sold Date **05-Apr-25**

Distance **2.94km**

RS = Recent sale UN = Undisclosed Sale

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