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	1 Minaki Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,565,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 30/06/2025 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	5 Leon Ct DONVALE 3111	$1,930,000	20/09/2025
2	8 Mowbray Ct DONCASTER EAST 3109	$1,700,000	13/09/2025
3	15 Sanders Rd DONCASTER EAST 3109	$1,730,000	21/08/2025

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: 30/09/2025 12:24

1 Minaki Avenue, Doncaster East Vic 3109

BARRYPLANT



4 4 2

Property Type: House
Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2025: $1,565,000

Comparable Properties



5 Leon Ct DONVALE 3111 (REI)

5 2 2

Price: $1,930,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments



8 Mowbray Ct DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,700,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments



15 Sanders Rd DONCASTER EAST 3109 (REI)

4 2 3

Price: $1,730,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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