

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 3/63-65 Leeds Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$865,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	5/13 Franklin Rd DONCASTER EAST 3109	\$770,000	11/03/2026
2	1/7 Elizabeth St DONCASTER EAST 3109	\$779,000	04/03/2026
3	6/57-59 George St DONCASTER EAST 3109	\$760,000	13/02/2026

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: 14/05/2026 09:24



Property Type:
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median Unit Price
March quarter 2026: \$865,500

Comparable Properties



5/13 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 11/03/2026
Property Type: Unit
Land Size: 137 sqm approx



1/7 Elizabeth St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$779,000
Method: Sale
Date: 04/03/2026
Property Type: Flat/Unit/Apartment (Res)



6/57-59 George St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 13/02/2026
Property Type: Unit

Account - Barry Plant | P: 03 9722 7166