

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

3/2 Bella Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$900,000 & \$990,000

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	2/14 Mantell St DONCASTER EAST 3109	\$900,000	18/04/2026
2	1/22 Hunt St DONVALE 3111	\$990,000	06/03/2026
3	2/29 Lynne St DONVALE 3111	\$1,000,000	11/10/2025

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:

23/04/2026 14:22



 3  2  2

Property Type: Unit
Land Size: 353 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Unit Price
 March quarter 2026: \$865,500

Comparable Properties



2/14 Mantell St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$900,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit



1/22 Hunt St DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$990,000
Method: Private Sale
Date: 06/03/2026
Property Type: Unit
Land Size: 275 sqm approx



2/29 Lynne St DONVALE 3111 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 233 sqm approx

Account - Barry Plant | P: 03 9842 8888