

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
1/135 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,671,900"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Doncaster East"/>
Period - From	<input type="text" value="01/10/2025"/>	to	<input type="text" value="31/12/2025"/>	Source	<input type="text" value="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	2/6 Boronia Gr DONCASTER EAST 3109	\$1,185,000	26/12/2025
2	12a Ireland Av DONCASTER EAST 3109	\$1,250,000	11/11/2025
3	4/111 Beverley St DONCASTER EAST 3109	\$1,130,888	07/07/2025

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:

**Property Type:** House**Agent Comments**

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.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties

**2/6 Boronia Gr DONCASTER EAST 3109 (REI)****Price:** \$1,185,000**Method:** Private Sale**Date:** 26/12/2025**Property Type:** Townhouse (Single)**Land Size:** 170 sqm approx**Agent Comments****12a Ireland Av DONCASTER EAST 3109 (REI)****Price:** \$1,250,000**Method:** Private Sale**Date:** 11/11/2025**Property Type:** Townhouse (Res)**Agent Comments****4/111 Beverley St DONCASTER EAST 3109 (REI/VG)****Price:** \$1,130,888**Method:** Auction Sale**Date:** 07/07/2025**Property Type:** Townhouse (Res)**Agent Comments**

Account - Barry Plant | P: 03 9842 8888