

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,671,900

Property Type House

Suburb Doncaster East

Period - From 01/10/2025

to 31/12/2025

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	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:

12/01/2026 15:54



3 2 2

**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)**

**Agent Comments**

4 3 2

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 26/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 170 sqm approx



**12a Ireland Av DONCASTER EAST 3109 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** Townhouse (Res)



**4/111 Beverley St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,130,888

**Method:** Auction Sale

**Date:** 07/07/2025

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888