Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

55A Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$945,000	Pro	perty Type	Jnit		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	4/18-20 Leslie St DONVALE 3111	\$1,190,000	09/10/2025
2	39a Ross St DONCASTER EAST 3109	\$1,430,000	23/08/2025
3	5a Keir Av DONCASTER EAST 3109	\$1,405,000	17/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/11/2025 12:34













Property Type: Townhouse **Land Size:** 476 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median Unit Price September quarter 2025: \$945,000

Comparable Properties



4/18-20 Leslie St DONVALE 3111 (REI)

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Price: \$1,190,000 **Method:** Private Sale **Date:** 09/10/2025

Property Type: Townhouse (Single)

Agent Comments



39a Ross St DONCASTER EAST 3109 (REI/VG)

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Agent Comments

Price: \$1,430,000 Method: Auction Sale Date: 23/08/2025 Property Type: House

Property Type: House (Res) **Land Size:** 339 sqm approx

5a Keir Av DONCASTER EAST 3109 (REI/VG)



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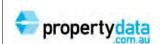
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Price: \$1,405,000
Method: Auction Sale

Date: 17/05/2025 **Property Type:** House (Res) **Land Size:** 378 sgm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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