

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

2/5 Blanche Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$822,500 Property Type Unit 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	12a Ireland Av DONCASTER EAST 3109	\$1,250,000	11/11/2025
2	33a Cassowary St DONCASTER EAST 3109	\$1,400,000	18/10/2025
3	56 Maggs St DONCASTER EAST 3109	\$1,351,000	20/09/2025

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:

02/03/2026 13:24



 4  2  2

Property Type: Unit
Land Size: 442 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median Unit Price
 December quarter 2025: \$822,500

Comparable Properties



12a Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000
Method: Private Sale
Date: 11/11/2025
Property Type: Townhouse (Res)
Land Size: 417 sqm approx



33a Cassowary St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 380 sqm approx



56 Maggs St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,351,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 412 sqm approx

Account - Barry Plant | P: 03 9842 8888