

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

Range between

\$1,150,000

&

\$1,250,000

### 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:

10/03/2026 13:04



 4    2    2

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

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**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**

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**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