

# 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)

Single price

\$1,080,000

### Median sale price

Median price

\$841,000

Property Type

Unit

Suburb

Doncaster East

Period - From

20/04/2025

to

19/04/2026

Source

Property Data

### 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	4/2 Daws Rd DONCASTER EAST 3109	\$1,025,000	04/04/2026
2	3/42 Russell Cr DONCASTER EAST 3109	\$1,171,000	21/03/2026
3	4 Renfrew St BLACKBURN NORTH 3130	\$1,052,500	21/03/2026

**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:

20/04/2026 11:02



 4    2    2

**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 442 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,080,000  
**Median Unit Price**  
 20/04/2025 - 19/04/2026: \$841,000

## Comparable Properties



4/2 Daws Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3    2    2

**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 04/04/2026  
**Property Type:** Unit  
**Land Size:** 283 sqm approx



3/42 Russell Cr DONCASTER EAST 3109 (REI)

Agent Comments

 3    2    2

**Price:** \$1,171,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** Unit



4 Renfrew St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3    1    2

**Price:** \$1,052,500  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx

Account - Barry Plant | P: 03 9874 3355