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<br>Including suburb and postcode | 1/17 Devon Drive, Doncaster East Vic 3109 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price $927,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/03/2025 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 | 1/44 Franklin Rd DONCASTER EAST 3109 | $960,000 | 12/05/2025 |
| 2 | 2/77 Beverley St DONCASTER EAST 3109 | $1,056,000 | 15/03/2025 |
| 3 | 2/60 Beverley St DONCASTER EAST 3109 | $1,132,000 | 22/02/2025 |

**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: 17/06/2025 10:06

# 1/17 Devon Drive, Doncaster East Vic 3109




3 2 2

**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,050,000 - $1,150,000
**Median Unit Price**
March quarter 2025: $927,500

## Comparable Properties



**1/44 Franklin Rd DONCASTER EAST 3109 (REI)**

3 1 2

Agent Comments

**Price:** $960,000
**Method:** Sold Before Auction
**Date:** 12/05/2025
**Property Type:** Unit
**Land Size:** 271 sqm approx



**2/77 Beverley St DONCASTER EAST 3109 (REI/VG)**

3 1 2

Agent Comments

**Price:** $1,056,000
**Method:** Auction Sale
**Date:** 15/03/2025
**Property Type:** Unit
**Land Size:** 284 sqm approx



**2/60 Beverley St DONCASTER EAST 3109 (REI/VG)**

3 2 2

Agent Comments

**Price:** $1,132,000
**Method:** Auction Sale
**Date:** 22/02/2025
**Property Type:** Unit
**Land Size:** 317 sqm approx

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

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