

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

1/11 Dianne Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,203,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

01/12/2024

to

30/11/2025

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	2/15 Beverley St DONCASTER EAST 3109	\$1,380,000	15/11/2025
2	2/22 Amdura Rd DONCASTER EAST 3109	\$1,255,000	13/09/2025
3	1/2 Boronia Gr DONCASTER EAST 3109	\$1,340,000	06/09/2025

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:

01/12/2025 12:52



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,450,000

Median Townhouse Price

01/12/2024 - 30/11/2025: \$1,203,000

Comparable Properties



2/15 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)



2/22 Amdura Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,255,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)



1/2 Boronia Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,340,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Townhouse (Res)

Land Size: 258 sqm approx

Account - Barry Plant | P: 03 9842 8888