### 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	12a Ellin Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

	Range between	\$1,280,000	&	\$1,360,000
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#### Median sale price

Median price	\$945,000	Pro	perty Type Un	it		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	4a Amelia Cr DONCASTER EAST 3109	\$1,350,000	27/10/2025
2	56 Maggs St DONCASTER EAST 3109	\$1,351,000	20/09/2025
3	1/17 Devon Dr DONCASTER EAST 3109	\$1,220,000	16/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/12/2025 09:52







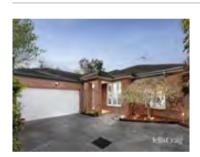


Property Type: Unit Land Size: 452 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,280,000 - \$1,360,000 **Median Unit Price** September quarter 2025: \$945,000

## Comparable Properties



4a Amelia Cr DONCASTER EAST 3109 (REI)

Price: \$1,350,000 Method: Private Sale Date: 27/10/2025 Property Type: Unit

Land Size: 459 sqm approx

**Agent Comments** 



56 Maggs St DONCASTER EAST 3109 (REI/VG)





**Agent Comments** 

Price: \$1,351,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 412 sqm approx







**Agent Comments** 

Price: \$1,220,000

Method: Sold Before Auction

Date: 16/07/2025 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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