

# 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

1/3 Leeds Street, 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

\$880,000

&

\$930,000

### Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2025

to

30/09/2025

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	1/11 Beverley St DONCASTER EAST 3109	\$885,000	08/11/2025
2	2/34 Rosella St DONCASTER EAST 3109	\$960,000	11/10/2025
3	2/15-17 Roger St DONCASTER EAST 3109	\$988,000	03/06/2025

**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:

15/12/2025 16:03



3   
 1   
 2

**Property Type:** Unit

**Agent Comments**

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.

**Indicative Selling Price**

\$880,000 - \$930,000

**Median Unit Price**

September quarter 2025: \$945,000

## Comparable Properties

1/11 Beverley St DONCASTER EAST 3109 (REI)

**Agent Comments**

3   
 1   
 1

**Price:** \$885,000

**Method:**

**Date:** 08/11/2025

**Property Type:** House



2/34 Rosella St DONCASTER EAST 3109 (REI/VG)

**Agent Comments**

3   
 1   
 1

**Price:** \$960,000

**Method:** Private Sale

**Date:** 11/10/2025

**Property Type:** Unit

**Land Size:** 282 sqm approx



2/15-17 Roger St DONCASTER EAST 3109 (REI)

**Agent Comments**

3   
 1   
 -

**Price:** \$988,000

**Method:** Private Sale

**Date:** 03/06/2025

**Property Type:** Unit

**Land Size:** 253 sqm approx

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