#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
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#### Indicative selling price

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

Range between \$880,000	&	\$930,000
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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)

<del>A\*</del> 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	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

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











Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$880,000 - \$930,000 **Median Unit Price** September quarter 2025: \$945,000

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

## Comparable Properties

1/11 Beverley St DONCASTER EAST 3109 (REI)





**Agent Comments** 

Price: \$885,000 Method:

Date: 08/11/2025 Property Type: House



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







Agent Comments

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)





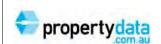
Price: \$988,000 Method: Private Sale Date: 03/06/2025 Property Type: Unit

Land Size: 253 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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