

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

2/8 Mantell Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$820,000 & \$890,000

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	2/10 Richard St DONCASTER EAST 3109	\$840,000	15/02/2025
3	1/72 Tunstall Rd DONVALE 3111	\$805,000	14/09/2024

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:

20/06/2025 17:07



3 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$820,000 - \$890,000
Median Unit Price
March quarter 2025: \$927,500

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.

Comparable Properties



1/44 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

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



2/10 Richard St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$840,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit
Land Size: 305 sqm approx

1/72 Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments

3 2 1

Price: \$805,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Unit