

# 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

3 Tolstoy Court, 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 \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,644,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2026

to 31/03/2026

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	2 Jocelyn Ct DONCASTER EAST 3109	\$1,563,000	13/06/2026
2	6 Chestnut Ct DONCASTER EAST 3109	\$1,405,000	06/06/2026
3	32 Taunton St DONCASTER EAST 3109	\$1,690,000	18/02/2026

**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:

29/06/2026 16:40



**Property Type:** House  
**Land Size:** 835 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 March quarter 2026: \$1,644,000

## Comparable Properties



**2 Jocelyn Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,563,000  
**Method:** Auction Sale  
**Date:** 13/06/2026  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



**6 Chestnut Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,405,000  
**Method:** Private Sale  
**Date:** 06/06/2026  
**Property Type:** House  
**Land Size:** 790 sqm approx



**32 Taunton St DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,690,000  
**Method:** Sold Before Auction  
**Date:** 18/02/2026  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx

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