

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

Single price

\$1,500,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2026

to

30/06/2026

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:

10/08/2026 14:56



 4  2  1

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

Indicative Selling Price
\$1,500,000
Median House Price
June quarter 2026: \$1,470,000

Comparable Properties



2 Jocelyn Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  3

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

 4  2  2

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

 4  2  2

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

Account - Barry Plant | P: 03 9842 8888