

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

1/10 Paula Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$866,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2025 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	9/25 Franklin Rd DONCASTER EAST 3109	\$851,000	08/04/2026
2	15a Florence Av DONVALE 3111	\$858,000	07/03/2026
3	1/3 Leeds St DONCASTER EAST 3109	\$895,000	27/01/2026

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:

14/05/2026 11:51

1/10 Paula Crescent, Doncaster East Vic 3109

JellisCraig

John Stack

9908 5700

0402 443 312

johnstack@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2026: \$866,000



3 1 1

Rooms: 5

Property Type: Unit

Land Size: 342 sqm approx

Agent Comments

Comparable Properties



9/25 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 1

Price: \$851,000

Method: Sold Before Auction

Date: 08/04/2026

Property Type: Unit

Land Size: 244 sqm approx



15a Florence Av DONVALE 3111 (REI/VG)

Agent Comments

3 1 2

Price: \$858,000

Method: Private Sale

Date: 07/03/2026

Property Type: Unit

Land Size: 268 sqm approx



1/3 Leeds St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$895,000

Method: Private Sale

Date: 27/01/2026

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



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