

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

1/2 Pine Way, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,640,000

Property Type House

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	84a Russell Cr DONCASTER EAST 3109	\$1,310,000	14/03/2026
2	19 Gedye St DONCASTER EAST 3109	\$1,200,000	28/02/2026
3	12A Ellin St DONCASTER EAST 3109	\$1,280,000	24/12/2025

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:

20/04/2026 16:27

1/2 Pine Way, Doncaster East Vic 3109

JellisCraig

Nicole Qiu

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2026: \$1,640,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



84a Russell Cr DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)



19 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 311 sqm approx



12A Ellin St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Private Sale

Date: 24/12/2025

Property Type: Unit

Land Size: 452 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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