

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

1/96 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,570,000

Property Type House

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 | 5a Keir Av DONCASTER EAST 3109 | \$1,405,000 | 17/05/2025 |
| 2 | 3/35 Paula Cr DONCASTER EAST 3109 | \$1,330,000 | 15/03/2025 |
| 3 | 1/17 Ascot St DONCASTER EAST 3109 | \$1,355,000 | 17/02/2025 |

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:

02/06/2025 15:13

1/96 Beverley Street, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

March quarter 2025: \$1,570,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



5a Keir Av DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 378 sqm approx



3/35 Paula Cr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)



1/17 Ascot St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,355,000

Method: Private Sale

Date: 17/02/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888



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