

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 Beresford Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,671,900

Property Type House

Suburb Doncaster East

Period - From 01/10/2025

to

31/12/2025

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	3 Lantana St DONCASTER EAST 3109	\$1,726,688	20/03/2026
2	15 Maverick CI DONCASTER 3108	\$1,756,000	07/03/2026
3	5 Regency PI DONCASTER EAST 3109	\$1,830,000	21/02/2026

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:

31/03/2026 16:22

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 6  3  4

Rooms: 6
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,780,000
Median House Price
December quarter 2025: \$1,671,900

Comparable Properties



3 Lantana St DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,726,688
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 649 sqm approx



15 Maverick CI DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,756,000
Method: Private Sale
Date: 07/03/2026
Property Type: House
Land Size: 653 sqm approx



5 Regency PI DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,830,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Account - Jellis Craig | P: 03 88498088