

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

12 Centaur Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$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	10 Streeton La DONCASTER EAST 3109	\$1,510,000	27/08/2026
2	16 Era Ct DONVALE 3111	\$1,400,000	03/07/2026
3	10 Sabason Ct DONCASTER EAST 3109	\$1,475,000	04/04/2026

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:

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2026: \$1,470,000



 4  2  3

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



10 Streeton La DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000

Method: Sold Before Auction

Date: 27/08/2026

Property Type: House (Res)

Land Size: 609 sqm approx



16 Era Ct DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Private Sale

Date: 03/07/2026

Property Type: House

Land Size: 839 sqm approx



10 Sabason Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,475,000

Method: Private Sale

Date: 04/04/2026

Property Type: House (Res)

Land Size: 743 sqm approx