

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

14 Octantis Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,611,500

Property Type House

Suburb Doncaster East

Period - From 01/07/2025

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 Dianne St DONCASTER EAST 3109	\$1,227,000	08/08/2026
2	25 Harry St DONCASTER EAST 3109	\$1,151,000	20/06/2026
3	1 Owens St DONCASTER EAST 3109	\$1,150,000	22/03/2026

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:

08/09/2026 11:41

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2026: \$1,611,500



4 2 2

Property Type: House

Land Size: 688 sqm approx

Agent Comments

Comparable Properties



10 Dianne St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,227,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 737 sqm approx



25 Harry St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,151,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 651 sqm approx



1 Owens St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 22/03/2026

Property Type: House

Land Size: 681 sqm approx

Account - Jellis Craig | P: 03 8841 4888