

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

2/12 Gedye Street, 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 \$880,000

Property Type Unit

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	2/69 Koonung Rd BLACKBURN NORTH 3130	\$1,150,000	05/08/2026
2	2/5 Bella Ct DONCASTER EAST 3109	\$1,150,000	08/04/2026
3	3/42 Russell Cr DONCASTER EAST 3109	\$1,171,000	21/03/2026

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:

31/08/2026 16:01



3 2 1

Property Type: Unit
Land Size: 229 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
Year ending June 2026: \$880,000

Comparable Properties



2/69 Koonung Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 05/08/2026
Property Type: Unit
Land Size: 262 sqm approx



2/5 Bella Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Private Sale
Date: 08/04/2026
Property Type: Unit
Land Size: 228 sqm approx



3/42 Russell Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,171,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit