

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

2/90 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$894,000 Property Type Unit 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	1/15 Boronia Gr DONCASTER EAST 3109	\$823,000	12/08/2026
2	1/10 Paula Cr DONCASTER EAST 3109	\$880,000	15/07/2026
3	4/15-17 Roger St DONCASTER EAST 3109	\$858,715	04/07/2026

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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Property Type: unit
Land Size: 263 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Unit Price
 June quarter 2026: \$894,000

Comparable Properties



1/15 Boronia Gr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$823,000
Method: Private Sale
Date: 12/08/2026
Property Type: Unit
Land Size: 347 sqm approx



1/10 Paula Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 15/07/2026
Property Type: Unit
Land Size: 343 sqm approx



4/15-17 Roger St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$858,715
Method: Auction Sale
Date: 04/07/2026
Property Type: Unit
Land Size: 274 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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