

# 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 Bellara Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,556,500

Property Type House

Suburb Doncaster

Period - From 01/01/2025

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 | 1/15 Ross St DONCASTER EAST 3109 | \$1,439,888 | 28/02/2026   |
| 2 | 6 Renshaw St DONCASTER EAST 3109 | \$1,445,000 | 22/11/2025   |
| 3 | 4/21 Victoria St DONCASTER 3108  | \$1,328,000 | 18/10/2025   |

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:

16/03/2026 16:13



4 3 2

**Property Type:** House

Agent Comments

## Comparable Properties



**1/15 Ross St DONCASTER EAST 3109 (REI)**

Agent Comments

4 2 2

**Price:** \$1,439,888

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 394 sqm approx



**6 Renshaw St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,445,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 414 sqm approx



**4/21 Victoria St DONCASTER 3108 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,328,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx