

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 Keir Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,390,000

&

\$1,490,000

Median sale price

Median price \$1,640,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2025

to 31/03/2026

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	17 Winston Dr DONCASTER 3108	\$1,395,000	14/03/2026
2	37 Owens St DONCASTER EAST 3109	\$1,415,000	14/02/2026
3	3 Saxon St DONCASTER 3108	\$1,450,000	03/01/2026

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:

15/05/2026 12:37



Property Type: House (Previously Occupied - Detached)

Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,490,000

Median House Price

Year ending March 2026: \$1,640,000

Comparable Properties



17 Winston Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,395,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 654 sqm approx



37 Owens St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,415,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 672 sqm approx



3 Saxon St DONCASTER 3108 (VG)

Agent Comments



Price: \$1,450,000

Method: Sale

Date: 03/01/2026

Property Type: House (Res)

Land Size: 666 sqm approx