

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

3/7 Koala Court, Doncaster East

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,250,000

Median sale priceMedian price

\$866,000

Property type

Unit

Suburb

Doncaster East

Period - From

Jan 2026

to

March 2026

Source

REIV

Comparable property sales

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. 3/20 Corella Street, Doncaster	\$ 1,180,000	24/10/2025
2. 3/23 Calvin Crescent, Doncaster East	\$ 1,180,000	04/03/2026
3. 1/30 Baird Street South, Doncaster	\$ 1,160,000	22/11/2025

This Statement of Information was prepared on:

17/04/2026

Comparable properties



\$ 1,180,000

3/20 Corella Street, Doncaster, Victoria

DATE: 24/10/2025

PROPERTY TYPE: TOWNHOUSE

 3  3
 2  sqm



\$ 1,180,000

3/23 Calvin Crescent, Doncaster East, Victoria

DATE: 04/03/2026

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,160,000

1/30 Baird Street South, Doncaster, Victoria

DATE: 22/11/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm x

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