

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

4 Beresford Close, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,611,500

Property Type

House

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	9 Owens St DONCASTER EAST 3109	\$1,454,000	21/07/2026
2	2 Jocelyn Ct DONCASTER EAST 3109	\$1,563,000	13/06/2026
3	3 Daly St DONCASTER EAST 3109	\$1,505,000	28/04/2026

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:

07/09/2026 11:11



 4  2  2

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



9 Owens St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,454,000

Method: Private Sale

Date: 21/07/2026

Property Type: House (Res)

Land Size: 671 sqm approx



2 Jocelyn Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,563,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 714 sqm approx



3 Daly St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,505,000

Method: Private Sale

Date: 28/04/2026

Property Type: House (Res)

Land Size: 759 sqm approx