

# 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

46 Celeste Street, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,582,000 Property Type House Suburb Doncaster East

Period - From 01/04/2024 to 31/03/2025 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	2 Mckenzie St DONCASTER EAST 3109	\$1,610,000	26/04/2025
2	25 Bowen Rd DONCASTER EAST 3109	\$1,518,888	09/04/2025
3	17 Baird St.N DONCASTER 3108	\$1,620,000	31/03/2025

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:

19/05/2025 16:23

46 Celeste Street, Doncaster East Vic 3109

**Jellis  
Craig**

Nicole Qiu

8841 4888

0422 419 357

nicoleqiu@jellisrcraig.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending March 2025: \$1,582,000



 4  2  2

**Property Type:** House

**Land Size:** 656 sqm approx

**Agent Comments**

## Comparable Properties



**2 Mckenzie St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  3

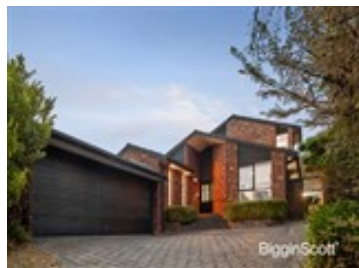
**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 26/04/2025

**Property Type:** House (Res)

**Land Size:** 649 sqm approx



**25 Bowen Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,518,888

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** House

**Land Size:** 825 sqm approx



**17 Baird St.N DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,620,000

**Method:** Private Sale

**Date:** 31/03/2025

**Property Type:** House

**Land Size:** 884 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888



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