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 NAVEL ROW DONCASTER EAST VIC 3109

Indicative selling price

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

~~Single Price~~		or range between	$1,800,000	&	$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,556,000	Property type	House	Suburb	Doncaster East
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
4 HUNTINGFIELD DRIVE DONCASTER EAST VIC 3109	$2,055,000	30-May-25
68 POLARIS DRIVE DONCASTER EAST VIC 3109	$1,865,000	23-May-25
8 CHESTNUT COURT DONCASTER EAST VIC 3109	$1,920,000	23-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 22 November 2025

Tey Ashjaee
M 0400008880
E tey.ashjaee@belleproperty.com



4 HUNTINGFIELD DRIVE DONCASTER EAST VIC 3109

4 3 2

Sold Price **$2,055,000** Sold Date **30-May-25**

Distance **0.75km**



68 POLARIS DRIVE DONCASTER EAST VIC 3109

4 2 2

Sold Price **$1,865,000** Sold Date **23-May-25**

Distance **1.04km**



8 CHESTNUT COURT DONCASTER EAST VIC 3109

5 2 2

Sold Price RS **$1,920,000** Sold Date **23-Aug-25**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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