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 RAMSAY CLOSE 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	$1,600,000	&	$1,700,000

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
2 CRESTMONT COURT DONCASTER EAST VIC 3109	$1,600,000	15-Nov-25
36 OWENS STREET DONCASTER EAST VIC 3109	$1,680,000	05-Jul-25
133 KING STREET TEMPLESTOWE VIC 3106	$1,721,000	30-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: 21 November 2025

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2 CRESTMONT COURT DONCASTER EAST VIC 3109

5 3 2

Sold Price RS $1,600,000 Sold Date 15-Nov-25

Distance 1.73km



36 OWENS STREET DONCASTER EAST VIC 3109

5 2 -

Sold Price $1,680,000 Sold Date 05-Jul-25

Distance 1.74km



133 KING STREET TEMPLESTOWE VIC 3106

5 2 3

Sold Price RS $1,721,000 Sold Date 30-Aug-25

Distance 0.66km

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

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