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	11 Toinette Court, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,625,000

Median sale price

Median price $1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 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	17 Barton St DONCASTER EAST 3109	$1,680,000	04/12/2025
2	4 Kauri Ct DONCASTER EAST 3109	$1,650,000	18/10/2025
3	18 Tristania St DONCASTER EAST 3109	$1,663,800	03/10/2025

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: 23/02/2026 10:16

11 Toinette Court, Doncaster East Vic 3109

JellisCraig

Andrew Keleher
8841 4888
0417 599 135
andrewkeleher@jelliscraig.com.au

Indicative Selling Price
$1,625,000
Median House Price
December quarter 2025: $1,671,900



3 1 2

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Comparable Properties



17 Barton St DONCASTER EAST 3109 (REI)

3 1 3

Price: $1,680,000
Method: Auction Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



4 Kauri Ct DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 18/10/2025
Property Type: House
Land Size: 826 sqm approx

Agent Comments



18 Tristania St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $1,663,800
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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