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	3 Supreme Place, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,380,000 & $1,480,000

Median sale price

Median price $1,565,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 30/06/2025 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	72 Leeds St DONCASTER EAST 3109	$1,480,000	28/06/2025
2	44a Whittens La DONCASTER 3108	$1,420,000	14/06/2025
3	5a Keir Av DONCASTER EAST 3109	$1,405,000	17/05/2025

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: 04/08/2025 17:09

RT Edgar



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,380,000 - $1,480,000
Median House Price
June quarter 2025: $1,565,000

Comparable Properties



72 Leeds St DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,480,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)

Agent Comments



44a Whittens La DONCASTER 3108 (REI)

5 3 2

Price: $1,420,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 421 sqm approx

Agent Comments



5a Keir Av DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,405,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 378 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata .com.au

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