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	56 Jocelyn Court, Doncaster East, VIC 3109

Indicative selling price

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

Price Range	$1,350,000	&	$1,450,000

Median sale price

Median price	$1,580,000	Property Type	House	Suburb	Doncaster East (3109)
Period - From	24/04/2024	to	23/04/2025	Source	Property Data

Comparable property sales

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
17 MAJOR STREET, DONCASTER EAST VIC 3109	$1,400,000	15/01/2025
7 BARRABOOL STREET, DONCASTER EAST VIC 3109	$1,400,000	19/12/2024
19 CALVIN CRESCENT, DONCASTER EAST VIC 3109	$1,460,000	11/12/2024

This Statement of Information was prepared on: 24/04/2025

WE DELIVER... Biggin&Scott