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	1/4 Bogong Court, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	3/87-89 Santa Rosa Blvd DONCASTER EAST 3109	$1,220,000	23/02/2026
2	3/2 Boronia Gr DONCASTER EAST 3109	$1,391,000	24/01/2026
3	2/52 Franklin Rd DONCASTER EAST 3109	$1,345,000	13/12/2025

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: 24/03/2026 16:51

1/4 Bogong Court, Doncaster East Vic 3109

JellisCraig

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Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2025: $1,671,900



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/87-89 Santa Rosa Blvd DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,220,000
Method: Private Sale
Date: 23/02/2026
Property Type: Townhouse (Single)
Land Size: 200 sqm approx

Agent Comments

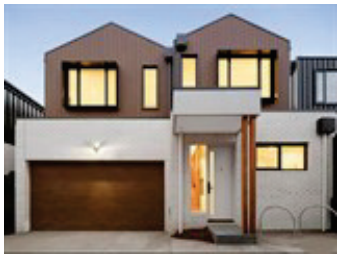


3/2 Boronia Gr DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,391,000
Method: Auction Sale
Date: 24/01/2026
Property Type: Townhouse (Res)
Land Size: 223 sqm approx

Agent Comments



2/52 Franklin Rd DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,345,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE

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