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	3/23 CALVIN CRESCENT 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	$1,198,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	Unit	Suburb	Doncaster East
Period-from	01 Mar 2025	to	28 Feb 2026	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
2/23 THEA GROVE DONCASTER EAST VIC 3109	$1,240,000	04-Oct-25
4/1 BOWEN ROAD DONCASTER EAST VIC 3109	$1,100,000	24-Feb-26
2/22 AMDURA ROAD DONCASTER EAST VIC 3109	$1,255,000	13-Sep-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: 01 March 2026

CONSUMER AFFAIRS VICTORIA