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 Kalimna Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,500,000 Property Type House Suburb Doncaster

Period - From 01/01/2026 to 31/03/2026 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	28 Rubicon Cr DONCASTER 3108	$1,460,000	27/03/2026
2	34 Boyd St DONCASTER 3108	$1,370,000	22/12/2025
3	51 Roseland Gr DONCASTER 3108	$1,300,000	04/12/2025

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: 30/04/2026 16:09

11 Kalimna Crescent, Doncaster Vic 3108

JellisCraig

Nicole Qiu
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4 3 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2026: $1,500,000

Comparable Properties



28 Rubicon Cr DONCASTER 3108 (REI)

5 2 2

Price: $1,460,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 974 sqm approx

Agent Comments



34 Boyd St DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,370,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 654 sqm approx

Agent Comments



51 Roseland Gr DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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