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	1/9 Canara Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,420,000

Median sale price

Median price $1,130,000 Property Type Townhouse Suburb Doncaster East

Period - From 01/06/2025 to 31/05/2026 Source Property Data

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	2 Bellara St DONCASTER 3108	$1,470,000	17/04/2026
2	4 Sharon St DONCASTER 3108	$1,470,000	21/02/2026
3	1/11 Dianne St DONCASTER EAST 3109	$1,450,000	17/12/2025

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: 01/06/2026 16:02

1/9 Canara Street, Doncaster East Vic 3109

JellisCraig

Toby Parker
0413581104
tobyparker@jelliscraig.com.au



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,420,000
Median Townhouse Price
01/06/2025 - 31/05/2026: $1,130,000

Comparable Properties



2 Bellara St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,470,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



4 Sharon St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,470,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 247 sqm approx

Agent Comments



1/11 Dianne St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,450,000
Method: Private Sale
Date: 17/12/2025
Property Type: House (Res)

Agent Comments

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