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	25 Harry Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,640,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 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	2 Pictor Ct DONVALE 3111	$1,175,000	28/03/2026
2	47 Blackburn Rd DONCASTER EAST 3109	$1,200,000	23/03/2026
3	27 George St DONCASTER EAST 3109	$1,250,000	25/05/2026

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: 12/06/2026 10:19

25 Harry Street, Doncaster East Vic 3109

Nicole Qiu
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3 2 2

Property Type: House
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2026: $1,640,000

Comparable Properties



2 Pictor Ct DONVALE 3111 (REI)

3 2 2

Price: $1,175,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



47 Blackburn Rd DONCASTER EAST 3109 (REI)

2 1 2

Price: $1,200,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 808 sqm approx

Agent Comments



27 George St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,250,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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