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 Libere Court, Doncaster Vic 3108

Indicative selling price

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

Range between $2,500,000 & $2,600,000

Median sale price

Median price $1,558,000 Property Type House Suburb Doncaster

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	63 Dehnert St DONCASTER EAST 3109	$3,200,000	25/02/2026
2	33 Morinda Cr DONCASTER EAST 3109	$2,560,000	30/01/2026
3	3 Otway Ct DONCASTER EAST 3109	$3,400,000	08/11/2025

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: 02/06/2026 14:30

3 Libere Court, Doncaster Vic 3108

VICPROP



5 4 2

Property Type: House (Res)
Land Size: 839 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,600,000
Median House Price
Year ending March 2026: $1,558,000

Comparable Properties



63 Dehnert St DONCASTER EAST 3109 (REI)

5 5 2

Price: $3,200,000
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 660 sqm approx

Agent Comments



33 Morinda Cr DONCASTER EAST 3109 (REI/VG)

4 4 6

Price: $2,560,000
Method: Expression of Interest
Date: 30/01/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



3 Otway Ct DONCASTER EAST 3109 (REI/VG)

5 5 2

Price: $3,400,000
Method: Private Sale
Date: 08/11/2025
Property Type: House
Land Size: 687 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011

REIV THE DIFFERENCE | propertydata.com.au

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