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	13 Oran Court, 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	11 Larnoo Dr DONCASTER EAST 3109	$1,180,000	22/06/2026
2	49 Long Valley Way DONCASTER EAST 3109	$1,220,000	29/04/2026
3	8 Templemore Dr TEMPLESTOWE 3106	$1,100,000	28/02/2026

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: 23/06/2026 13:12

13 Oran Court, Doncaster East Vic 3109

JellisCraig

Anthony Pittas
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4 3 2

Property Type: House
Land Size: 982 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



11 Larnoo Dr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 22/06/2026
Property Type: House
Land Size: 653 sqm approx

Agent Comments



49 Long Valley Way DONCASTER EAST 3109 (REI)

5 3 2

Price: $1,220,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments



8 Templemore Dr TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,100,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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