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	1/5 Leeds Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,480,000

Median sale price

Median price $1,582,000 Property Type House Suburb Doncaster East

Period - From 01/04/2024 to 31/03/2025 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 Chapel Ct DONCASTER 3108	$1,520,000	14/12/2024
2	3/117 King St TEMPLESTOWE 3106	$1,395,000	02/11/2024
3	27A Pine Way DONCASTER EAST 3109	$1,480,000	01/11/2024

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: 05/04/2025 13:43

1/5 Leeds Street, Doncaster East Vic 3109

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 532 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000
Median House Price
Year ending March 2025: $1,582,000

Comparable Properties



11 Chapel Ct DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,520,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 505 sqm approx

Agent Comments



3/117 King St TEMPLESTOWE 3106 (REI)

3 2 2

Price: $1,395,000
Method: Private Sale
Date: 02/11/2024
Property Type: Unit

Agent Comments



27A Pine Way DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,480,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: Townhouse (Res)
Land Size: 230 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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