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	1/2 Boronia Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,203,000 Property Type Townhouse Suburb Doncaster East

Period - From 28/07/2024 to 27/07/2025 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	2/35 Paula Cr DONCASTER EAST 3109	$1,120,000	23/07/2025
2	3/70 Russell Cr DONCASTER EAST 3109	$1,265,000	29/03/2025
3	3/35 Paula Cr DONCASTER EAST 3109	$1,330,000	15/03/2025

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: 28/07/2025 13:09

1/2 Boronia Grove, Doncaster East Vic 3109

JellisCraig



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
28/07/2024 - 27/07/2025: $1,203,000

Comparable Properties



2/35 Paula Cr DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,120,000
Method: Private Sale
Date: 23/07/2025
Property Type: Townhouse (Single)

Agent Comments



3/70 Russell Cr DONCASTER EAST 3109 (VG)

4 - -

Price: $1,265,000
Method: Sale
Date: 29/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/35 Paula Cr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,330,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE

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