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	11 Beresford Close, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,565,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 30/06/2025 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	49 The Grange TEMPLESTOWE 3106	$1,701,000	19/07/2025
2	4 Leawarra Cr DONCASTER EAST 3109	$1,758,000	05/07/2025
3	46 Tuckers Rd TEMPLESTOWE 3106	$1,820,000	17/05/2025

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: 22/08/2025 10:21

11 Beresford Close, Doncaster East Vic 3109



5 3 2

Property Type: House
Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2025: $1,565,000

Comparable Properties



49 The Grange TEMPLESTOWE 3106 (REI)

4 - 2

Price: $1,701,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 905 sqm approx

Agent Comments



4 Leawarra Cr DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,758,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 651 sqm approx

Agent Comments



46 Tuckers Rd TEMPLESTOWE 3106 (REI/VG)

5 3 3

Price: $1,820,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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