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	91 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $2,980,000 & $3,180,000

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	8 Koala Ct DONCASTER EAST 3109	$2,795,000	08/08/2025
2	12 Cabena St DONVALE 3111	$2,850,000	25/07/2025
3	7 Oregon Dr DONVALE 3111	$2,760,000	05/04/2025

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: 26/08/2025 15:22

91 Beverley Street, Doncaster East Vic 3109



5 4 2

Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$2,980,000 - $3,180,000
Median House Price
June quarter 2025: $1,565,000

Comparable Properties



8 Koala Ct DONCASTER EAST 3109 (REI)

4 3 4

Price: $2,795,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 657 sqm approx

Agent Comments



12 Cabena St DONVALE 3111 (REI)

4 3 3

Price: $2,850,000
Method: Private Sale
Date: 25/07/2025
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



7 Oregon Dr DONVALE 3111 (REI/VG)

5 3 2

Price: $2,760,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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