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	5/25 Cavalier Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,069,000

Median sale price

Median price $1,233,000 Property Type Townhouse Suburb Doncaster East

Period - From 11/10/2024 to 10/10/2025 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	3/58 St Clems Rd DONCASTER EAST 3109	$1,088,000	17/09/2025
2	9/103-105 Woodhouse Rd DONVALE 3111	$1,100,000	13/09/2025
3	5/29-31 Thea Gr DONCASTER EAST 3109	$1,056,000	07/06/2025

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: 11/10/2025 13:17

5/25 Cavalier Street, Doncaster East Vic 3109

JellisCraig



3 2 2

Property Type: Townhouse (Single)
Land Size: 196 sqm approx

Agent Comments

Indicative Selling Price
$1,069,000
Median Townhouse Price
11/10/2024 - 10/10/2025: $1,233,000

Comparable Properties



3/58 St Clems Rd DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,088,000
Method: Private Sale
Date: 17/09/2025
Property Type: Townhouse (Single)

Agent Comments



9/103-105 Woodhouse Rd DONVALE 3111 (REI)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

Agent Comments



5/29-31 Thea Gr DONCASTER EAST 3109 (REI)

3 2 1

Price: $1,056,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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