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	3/52 St Clems Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,577,500 Property Type House Suburb Doncaster East

Period - From 01/10/2024 to 30/09/2025 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	2/23 Thea Gr DONCASTER EAST 3109	$1,240,000	04/10/2025
2	2/22 Amdura Rd DONCASTER EAST 3109	$1,255,000	13/09/2025
3	1/5 Lowe Ct DONCASTER EAST 3109	$1,263,888	23/08/2025

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: 09/10/2025 14:26

3/52 St Clems Road, Doncaster East Vic 3109

JellisCraig

Rod Yan
8841 4888
0433 658 813
rodyan@jelliscraig.com.au



4 4 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
Year ending September 2025: $1,577,500

Comparable Properties



2/23 Thea Gr DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,240,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/22 Amdura Rd DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,255,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

Agent Comments



1/5 Lowe Ct DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,263,888
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 275 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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