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	2/2-4 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $945,000 Property Type Unit Suburb Doncaster East

Period - From 01/07/2025 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	2/29 Lynne St DONVALE 3111	$1,000,000	11/10/2025
2	2/34 Rosella St DONCASTER EAST 3109	$960,000	11/10/2025
3	2/31 Sonia St DONVALE 3111	$922,000	05/07/2025

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: 07/11/2025 09:45

2/2-4 Bellevue Avenue, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 246 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
September quarter 2025: $945,000

Comparable Properties



2/29 Lynne St DONVALE 3111 (REI/VG)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 233 sqm approx

Agent Comments



2/34 Rosella St DONCASTER EAST 3109 (REI)

3 1 1

Price: $960,000
Method: Private Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 282 sqm approx

Agent Comments



2/31 Sonia St DONVALE 3111 (VG)

3 - -

Price: $922,000
Method: Sale
Date: 05/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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