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 Crestmont Court, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,689,000 Property Type House 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	13 Happy Valley Ct DONCASTER EAST 3109	$1,535,000	20/09/2025
2	24 Santa Rosa Blvd DONCASTER EAST 3109	$1,545,000	25/05/2025
3	19 Montreal Dr DONCASTER EAST 3109	$1,568,888	11/10/2025

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 16:28

2 Crestmont Court, Doncaster East Vic 3109

JellisCraig

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2025: $1,689,000



5 3 2

Property Type: House
Land Size: 767 sqm approx

Agent Comments

Comparable Properties



13 Happy Valley Ct DONCASTER EAST 3109 (REI)

5 2 2

Price: $1,535,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



24 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG)

6 3 2

Price: $1,545,000
Method: Private Sale
Date: 25/05/2025
Property Type: House
Land Size: 813 sqm approx

Agent Comments



19 Montreal Dr DONCASTER EAST 3109 (REI)

4 2 3

Price: $1,568,888
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 844 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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