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	13a Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,650,000 & $1,750,000

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	1a Cavalier St DONCASTER EAST 3109	$1,650,100	13/08/2025
2	9 Homebush Ct DONCASTER EAST 3109	$1,700,000	01/11/2025
3	10a Nottingwood St DONCASTER EAST 3109	$1,730,000	17/07/2025

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: 28/11/2025 10:32

13a Beverley Street, Doncaster East Vic 3109

JellisCraig

Adrian Cordoba
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Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
September quarter 2025: $1,689,000



4 2 3

Property Type: House
Land Size: 521 sqm approx

Agent Comments

Comparable Properties



1a Cavalier St DONCASTER EAST 3109 (VG)

4 - -

Price: $1,650,100
Method: Sale
Date: 13/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 380 sqm approx

Agent Comments



9 Homebush Ct DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,700,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: House (Res)

Agent Comments



10a Nottingwood St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,730,000
Method: Private Sale
Date: 17/07/2025
Property Type: House
Land Size: 351 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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