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<br>Including suburb and postcode | 2 Mont Close, Doncaster East Vic 3109 |

## Indicative selling price

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

Single price $1,359,000

## 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 | 352 Porter St TEMPLESTOWE 3106 | $1,386,000 | 23/08/2025 |
| 2 | 1/7 Tolstoy Ct DONCASTER EAST 3109 | $1,430,000 | 23/08/2025 |
| 3 | | | |

**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: 04/12/2025 12:08

# 2 Mont Close, Doncaster East Vic 3109

JellisCraig




4 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$1,359,000
**Median House Price**
September quarter 2025: $1,689,000

## Comparable Properties



**352 Porter St TEMPLESTOWE 3106 (REI/VG)**

4 2 2

**Price:** $1,386,000
**Method:** Auction Sale
**Date:** 23/08/2025
**Property Type:** House (Res)
**Land Size:** 401 sqm approx

Agent Comments



**1/7 Tolstoy Ct DONCASTER EAST 3109 (REI/VG)**

4 4 2

**Price:** $1,430,000
**Method:** Auction Sale
**Date:** 23/08/2025
**Property Type:** Townhouse (Res)
**Land Size:** 326 sqm approx

Agent Comments

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.

**Account** - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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