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	12 Avocet Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $2,250,000 & $2,350,000

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	18a Greendale Rd DONCASTER EAST 3109	$2,290,000	09/08/2025
2	11 Ellin St DONCASTER EAST 3109	$2,350,000	23/08/2025
3	6 Ross St DONCASTER EAST 3109	$2,366,688	21/11/2025

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: 29/12/2025 08:20

12 Avocet Street, Doncaster East Vic 3109

Craig Nowotsch
8841 4888
0425 877 441
craignowotsch@jelliscraig.com.au



4 4 2

Rooms: 7
Property Type: House

Agent Comments

Indicative Selling Price
$2,250,000 - $2,350,000
Median House Price
September quarter 2025: $1,689,000

Comparable Properties



18a Greendale Rd DONCASTER EAST 3109 (REI/VG)

4 4 2

Price: $2,290,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 397 sqm approx

Agent Comments



11 Ellin St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $2,350,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 366 sqm approx

Agent Comments



6 Ross St DONCASTER EAST 3109 (REI)

4 4 2

Price: $2,366,688
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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