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	4 Carmen Close, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	16 Bicentennial Ct DONCASTER EAST 3109	$1,380,000	08/11/2025
2	243 Andersons Creek Rd DONCASTER EAST 3109	$1,200,000	01/11/2025
3	18 Crofton Tce DONCASTER EAST 3109	$1,350,000	22/06/2025

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: 18/11/2025 11:57

4 Carmen Close, Doncaster East Vic 3109

Chris Savvides
8841 4807
0417 599 664
chrissavvides@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2025: $1,689,000

Comparable Properties



16 Bicentennial Ct DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,380,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



243 Andersons Creek Rd DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,200,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



18 Crofton Tce DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,350,000
Method: Sold After Auction
Date: 22/06/2025
Property Type: House (Res)
Land Size: 793 sqm approx

Agent Comments

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