

# 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 2/5 Avocet Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,235,000 Property Type Townhouse Suburb Doncaster East

Period - From 10/02/2024 to 09/02/2025 Source Property Data

### 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	3/12 Grevillea Rd DONCASTER EAST 3109	\$1,228,888	04/11/2024
2	3/3 Belvedere Av DONCASTER EAST 3109	\$1,220,000	05/10/2024
3	2/17 Burilla Av DONCASTER 3108	\$1,280,000	20/09/2024

**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: 10/02/2025 12:09

2/5 Avocet Street, Doncaster East Vic 3109



 4  3  2

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 238 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
10/02/2024 - 09/02/2025: \$1,235,000

## Comparable Properties



3/12 Grevillea Rd DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  3  2

**Price:** \$1,228,888  
**Method:** Sold Before Auction  
**Date:** 04/11/2024  
**Property Type:** Townhouse (Res)



3/3 Belvedere Av DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 3  2  2

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 197 sqm approx



2/17 Burilla Av DONCASTER 3108 (REI/VG)

[Agent Comments](#)

 4  3  2

**Price:** \$1,280,000  
**Method:** Sold Before Auction  
**Date:** 20/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 245 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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