

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

10 Monomeath Close, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$2,500,000

 &

\$2,750,000

Median sale price

Median price

\$1,525,000

 Property type

House

 Suburb

Doncaster East

Period - From

Oct 2024

 to

Dec 2024

 Source

REIV

Comparable property sales

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. 8 Elm Court, Templestowe	\$ 3,080,000	9/11/2024
2. 1 Anthlin Court, Templestowe	\$ 2,703,500	21/9/2024
3. 3 Deloraine Close, Doncaster East	\$ 2,318,000	21/9/2024

This Statement of Information was prepared on:

12/02/2025

Comparable properties



\$ 3,080,000

8 Elm Court, Templestowe, Victoria

DATE: 9/11/2024

PROPERTY TYPE: HOUSE

 5  3
 2  768sqm



\$ 2,703,500

1 Anthlin Court, Templestowe, Victoria

DATE: 21/9/2024

PROPERTY TYPE: HOUSE

 5  3
 2  810 sqm



\$ 2,318,000

3 Deloraine Close, Doncaster East, Victoria

DATE: 21/9/2024

PROPERTY TYPE: HOUSE

 4  2
 2  1154 sqm

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Our Difference



Average of only 21 days on market



We pay your marketing fees



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