

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

1/17 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$927,500

Property Type Unit

Suburb Doncaster East

Period - From 01/01/2025

to

31/03/2025

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	1/44 Franklin Rd DONCASTER EAST 3109	\$960,000	12/05/2025
2	2/77 Beverley St DONCASTER EAST 3109	\$1,056,000	15/03/2025
3	2/60 Beverley St DONCASTER EAST 3109	\$1,132,000	22/02/2025

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:

17/06/2025 10:06



 3  2  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
March quarter 2025: \$927,500

Comparable Properties



1/44 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$960,000
Method: Sold Before Auction
Date: 12/05/2025
Property Type: Unit
Land Size: 271 sqm approx



2/77 Beverley St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,056,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit
Land Size: 284 sqm approx



2/60 Beverley St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,132,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit
Land Size: 317 sqm approx

Account - Barry Plant | P: 03 9842 8888