Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	1/3 Leeds Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$950

Median sale price

Median price	\$945,000	Pro	perty Type U	nit		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	1/11 Beverley St DONCASTER EAST 3109	\$885,000	08/11/2025
2	2/34 Rosella St DONCASTER EAST 3109	\$960,000	11/10/2025
3	2/15-17 Roger St DONCASTER EAST 3109	\$988,000	03/06/2025

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:	14/11/2025 14:58



Date of sale







Property Type: Unit **Agent Comments**

Indicative Selling Price \$900,000 - \$950,000 **Median Unit Price** September quarter 2025: \$945,000

Comparable Properties

1/11 Beverley St DONCASTER EAST 3109 (REI)





Agent Comments

Price: \$885,000 Method:

Date: 08/11/2025 **Property Type:** Unit

2/34 Rosella St DONCASTER EAST 3109 (REI)







Agent Comments

Price: \$960,000 Method: Private Sale Date: 11/10/2025 Property Type: Unit

Land Size: 282 sqm approx



2/15-17 Roger St DONCASTER EAST 3109 (REI)





Price: \$988,000 Method: Private Sale Date: 03/06/2025 Property Type: Unit

Land Size: 253 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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