Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11 Beresford Close, 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 \$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$1,565,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2025	to	30/06/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	49 The Grange TEMPLESTOWE 3106	\$1,701,000	19/07/2025
2	4 Leawarra Cr DONCASTER EAST 3109	\$1,758,000	05/07/2025
3	46 Tuckers Rd TEMPLESTOWE 3106	\$1,820,000	17/05/2025

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:	22/08/2025 10:21



Date of sale







Property Type: House Land Size: 855 sqm approx **Agent Comments**

Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** June guarter 2025: \$1,565,000

Comparable Properties



49 The Grange TEMPLESTOWE 3106 (REI)



Price: \$1,701,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 905 sqm approx

Agent Comments



4 Leawarra Cr DONCASTER EAST 3109 (REI/VG)



Agent Comments

Price: \$1,758,000 Method: Private Sale Date: 05/07/2025 Property Type: House Land Size: 651 sqm approx



46 Tuckers Rd TEMPLESTOWE 3106 (REI/VG)

Price: \$1,820,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 785 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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