

# 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

11 Kent Court, 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)

Single price

\$1,258,000

### Median sale price

Median price

\$1,570,000

Property Type

House

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	10 Atkinson St TEMPLESTOWE 3106	\$1,275,000	14/04/2025
2	11 Newlyn CI TEMPLESTOWE 3106	\$1,250,000	12/04/2025
3	19 Beechwood CI DONCASTER EAST 3109	\$1,300,000	08/04/2025

**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:

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Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,258,000  
Median House Price  
March quarter 2025: \$1,570,000

Comparable Properties



10 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments

4 1 1

Price: \$1,275,000  
Method: Private Sale  
Date: 14/04/2025  
Property Type: House (Res)  
Land Size: 761 sqm approx



11 Newlyn CI TEMPLESTOWE 3106 (REI)

Agent Comments

3 1 1

Price: \$1,250,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: House (Res)  
Land Size: 672 sqm approx



19 Beechwood CI DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,300,000  
Method: Private Sale  
Date: 08/04/2025  
Property Type: House  
Land Size: 787 sqm approx