

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

11B Bellara Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/10/2024

to 30/09/2025

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	19a Meryl St DONCASTER EAST 3109	\$1,915,000	06/09/2025
2	5a Acacia St DONCASTER EAST 3109	\$1,800,000	19/08/2025
3	20 Larkspur Av DONCASTER 3108	\$1,880,000	26/07/2025

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:

23/12/2025 10:25



 4  4  2

Property Type: House
Land Size: 390 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending September 2025: \$1,500,000

Comparable Properties



19a Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,915,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 365 sqm approx

5a Acacia St DONCASTER EAST 3109 (VG)

Agent Comments

 4  -  -

Price: \$1,800,000
Method: Sale
Date: 19/08/2025
Property Type: House (Res)
Land Size: 376 sqm approx



20 Larkspur Av DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,880,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 725 sqm approx

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