

## 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	<span style="border: 1px solid black; padding: 2px;">\$1,500,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Doncaster</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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)

4 3 2

**Price:** \$1,915,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 365 sqm approx

Agent Comments

### 5a Acacia St DONCASTER EAST 3109 (VG)

4 - -

**Price:** \$1,800,000

**Method:** Sale

**Date:** 19/08/2025

**Property Type:** House (Res)

**Land Size:** 376 sqm approx

Agent Comments

### 20 Larkspur Av DONCASTER 3108 (REI/VG)

4 3 2

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 26/07/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Agent Comments



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