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	13 Kara 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 \$1,480,000	&	\$1,580,000
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Median sale price

Median price	\$1,689,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2025	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

	aress of comparable property	1 1100	Date of Sale
1	78 Blackburn Rd DONCASTER EAST 3109	\$1,390,000	10/10/2025
2	46 Celeste St DONCASTER EAST 3109	\$1,605,000	14/06/2025
3	3 Woorarra Av DONCASTER EAST 3109	\$1,480,500	17/04/2025

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:	17/10/2025 15:40



Date of sale









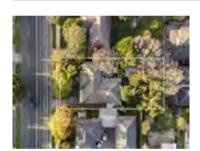


Property Type: House Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price \$1,480,000 - \$1,580,000 **Median House Price** September quarter 2025: \$1,689,000

Comparable Properties



78 Blackburn Rd DONCASTER EAST 3109 (REI)







Price: \$1,390,000

Method: Sold Before Auction

Date: 10/10/2025

Property Type: House (Res) Land Size: 811 sqm approx

Agent Comments



46 Celeste St DONCASTER EAST 3109 (REI/VG)





Agent Comments

Price: \$1,605,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 656 sqm approx

3 Woorarra Av DONCASTER EAST 3109 (REI/VG)







Agent Comments



Price: \$1,480,500 Method: Auction Sale Date: 17/04/2025

Property Type: House (Res) Land Size: 726 sqm approx

Account - Barry Plant | P: 03 9842 8888





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