

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

2 Apple Green Lane, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,605,000

Property Type

House

Suburb

Doncaster East

Period - From

01/12/2024

to

30/11/2025

Source

Property Data

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	7 Heysen Gr DONCASTER EAST 3109	\$1,950,000	29/11/2025
2	68a Cassowary St DONCASTER EAST 3109	\$1,956,888	25/10/2025
3	19a Meryl St DONCASTER EAST 3109	\$1,915,000	06/09/2025

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:

01/12/2025 10:03

2 Apple Green Lane, Doncaster East Vic 3109



 4  2  2

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
01/12/2024 - 30/11/2025: \$1,605,000

Comparable Properties



7 Heysen Gr DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,950,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 547 sqm approx

68a Cassowary St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,956,888
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 363 sqm approx



19a Meryl St DONCASTER EAST 3109 (REI)

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

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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