

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 Leyte Close, Doncaster VIC 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,850,000

Median sale priceMedian price

\$1,410,000

Property type

House

Suburb

Doncaster

Period - From

Oct'24

to

Dec'24

Source

REIV

Comparable property sales

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. 3 Para Court, Doncaster	\$1,865,000	26/02/2025
2. 31 Henry Street, Doncaster	\$1,800,000	1/10/2024
3. 11 Koolkuna Avenue, Doncaster	\$1,720,000	25/02/2025

This Statement of Information was prepared on:

1/04/2025

Comparable properties



\$1,865,000

3 Para Court, Doncaster, Victoria

DATE: 26/02/2025

PROPERTY TYPE: House



4



2



-



842sqm



\$1,800,000

31 Henry Street, Doncaster, Victoria

DATE: 1/10/2024

PROPERTY TYPE: House



5



2



2



652sqm



\$1,720,000

11 Koolkuna Avenue, Doncaster, Victoria

DATE: 28/02/2025

PROPERTY TYPE: House



4



2



2



817sqm x

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21 days on market



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