

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 Monet Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,582,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2024

to 31/03/2025

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	17a Lauer St DONCASTER 3108	\$2,202,000	31/05/2025
2	2 Ruffey Lake Ct DONCASTER 3108	\$2,300,000	21/05/2025
3	26a Champion St DONCASTER EAST 3109	\$2,128,000	28/02/2025

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:

19/06/2025 10:32

2 Monet Court, Doncaster East Vic 3109



5 4 2

Property Type: House
Land Size: 425 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending March 2025: \$1,582,000

Comparable Properties



17a Lauer St DONCASTER 3108 (REI)

Agent Comments

5 5 2

Price: \$2,202,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)



2 Ruffey Lake Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$2,300,000
Method: Private Sale
Date: 21/05/2025
Property Type: House (Res)



26a Champion St DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 4 3

Price: \$2,128,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Res)
Land Size: 363 sqm approx

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



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