

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

3/2 BORONIA GROVE DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,557,500

Property type

House

Suburb

Doncaster East

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

2/23 THEA GROVE DONCASTER EAST VIC 3109	\$1,240,000	04-Oct-25
3/67 WOODHOUSE ROAD DONVALE VIC 3111	\$1,305,000	20-Jul-25
1/2 BORONIA GROVE DONCASTER EAST VIC 3109	\$1,340,000	06-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 26 December 2025



2/23 THEA GROVE DONCASTER EAST VIC 3109

 4  3  2

Sold Price

\$1,240,000

Sold Date

04-Oct-25

Distance

0.48km



3/67 WOODHOUSE ROAD DONVALE VIC 3111

 4  3  2

Sold Price

\$1,305,000

Sold Date

20-Jul-25

Distance

1.99km



1/2 BORONIA GROVE DONCASTER EAST VIC 3109

 4  3  2

Sold Price

\$1,340,000

Sold Date

06-Sep-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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