

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

3/5 Carmen Close, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$935,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/10/2024

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	Price	Date of sale
1	3/508 Blackburn Rd DONCASTER EAST 3109	\$990,000	12/09/2025
2	56a Matisse Dr TEMPLESTOWE 3106	\$1,095,000	13/08/2025
3	3/17 Fernlea Cr DONCASTER EAST 3109	\$1,000,000	24/06/2025

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:

08/10/2025 10:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
Year ending September 2025: \$935,000

Comparable Properties



3/508 Blackburn Rd DONCASTER EAST 3109 (REI) Agent Comments

3 2 1

Price: \$990,000
Method: Private Sale
Date: 12/09/2025
Property Type: Townhouse (Single)



56a Matisse Dr TEMPLESTOWE 3106 (REI/VG) Agent Comments

3 2 2

Price: \$1,095,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Single)



3/17 Fernlea Cr DONCASTER EAST 3109 (VG) Agent Comments

5 - -

Price: \$1,000,000
Method: Sale
Date: 24/06/2025
Property Type: Flat/Unit/Apartment (Res)