

# 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 Otway Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000

&

\$3,600,000

### Median sale price

Median price \$1,565,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2025

to

30/06/2025

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	16 Dunoon St DONCASTER 3108	\$2,970,000	01/07/2025
2	10 Daphne St DONCASTER EAST 3109	\$3,690,000	10/05/2025
3	10 Barton St DONCASTER EAST 3109	\$3,700,000	18/03/2025

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:

10/07/2025 11:01



 5  5  2

**Property Type:** House  
**Land Size:** 687 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$3,300,000 - \$3,600,000  
**Median House Price**  
 June quarter 2025: \$1,565,000

## Comparable Properties



**16 Dunoon St DONCASTER 3108 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$2,970,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Property Type:** House  
**Land Size:** 741 sqm approx



**10 Daphne St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$3,690,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**10 Barton St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$3,700,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 656 sqm approx

**Account - Barry Plant** | P: 03 9842 8888