## 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	3 Rochelle Court, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,300,000	&	\$2,500,000

### Median sale price

Median price	\$1,580,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	23/10/2024	to	22/10/2025		Source	Property	/ Data

## 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

Address of comparable property		Price	Date of sale
1	17 Monomeath CI DONCASTER EAST 3109	\$2,300,000	06/09/2025
2	1 Dalkeith Ct DONCASTER EAST 3109	\$2,350,000	07/06/2025
3	1 Refuge CI DONCASTER EAST 3109	\$2,300,000	07/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/10/2025 23:46











Rooms: 9

Property Type: House

Land Size: 1753.938 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price 23/10/2024 - 22/10/2025: \$1,580,000

# Comparable Properties



17 Monomeath CI DONCASTER EAST 3109 (REI)







Agent Comments

**Price:** \$2,300,000 **Method:** Auction Sale **Date:** 06/09/2025

**Property Type:** House (Res) **Land Size:** 786 sqm approx



1 Dalkeith Ct DONCASTER EAST 3109 (REI)

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**3** 2

Agent Comments

**Price:** \$2,350,000 **Method:** Auction Sale **Date:** 07/06/2025

**Property Type:** House (Res) **Land Size:** 770 sqm approx



1 Refuge CI DONCASTER EAST 3109 (REI/VG)

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2

Price: \$2,300,000

Method: Sold Before Auction

Date: 07/05/2025

**Property Type:** House (Res) **Land Size:** 789 sqm approx

**Agent Comments** 

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



