

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 Rochelle Court, Doncaster East Vic 3109

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

Property 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	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 comparable properties 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

3 Rochelle Court, Doncaster East Vic 3109



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)

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)

Agent Comments



Price: \$2,300,000
Method: Sold Before Auction
Date: 07/05/2025
Property Type: House (Res)
Land Size: 789 sqm approx

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



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