

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

5/1 Leeds Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$697,500 Property Type Unit 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	4/6 Woorarra Av DONCASTER EAST 3109	\$721,000	26/07/2025
2	17/9-13 Wetherby Rd DONCASTER 3108	\$685,000	10/05/2025
3	1/63-65 Leeds St DONCASTER EAST 3109	\$745,000	06/03/2025

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:

30/07/2025 10:26

5/1 Leeds Street, Doncaster East Vic 3109



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
June quarter 2025: \$697,500

Comparable Properties



4/6 Woorarra Av DONCASTER EAST 3109 (REI)

Agent Comments

2 1 1

Price: \$721,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit
Land Size: 187 sqm approx



17/9-13 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

2 1 2

Price: \$685,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Unit



1/63-65 Leeds St DONCASTER EAST 3109 (REI)

Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 06/03/2025
Property Type: Unit

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



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