

# 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

75 BELLEVUE AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 78 CANOPUS DRIVE DONCASTER EAST VIC 3109  | \$1,408,000 | 08-May-25 |
| 3 WOORARRA AVENUE DONCASTER EAST VIC 3109 | \$1,480,500 | 17-Apr-25 |
| 16 GLENVIEW ROAD DONCASTER EAST VIC 3109  | \$1,468,000 | 23-Apr-25 |

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 6 months.~~

This Statement of Information was prepared on: 11 September 2025


**78 CANOPUS DRIVE DONCASTER  
EAST VIC 3109**

 4
  2
  2

Sold Price

**\$1,408,000**

Sold Date

**08-May-25**

Distance

**0.39km**

**3 WOORARRA AVENUE  
DONCASTER EAST VIC 3109**

 4
  1
  2

Sold Price

**\$1,480,500**

Sold Date

**17-Apr-25**

Distance

**0.51km**

**16 GLENVIEW ROAD DONCASTER  
EAST VIC 3109**

 4
  2
  1

Sold Price

**\$1,468,000**

Sold Date

**23-Apr-25**

Distance

**1.88km**

RS = Recent sale

UN = Undisclosed Sale

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