

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Units offered for sale

Address
Including suburb and postcode Units 1 – 7, 7 – 8 Blanche Court, Doncaster East 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1 – 3 bed	\$*	Or range between	\$1,100,000	&	\$1,210,000
Unit 2 – 4bed	\$*	Or range between	\$1,250,000	&	\$1,300,000
Unit 3 – 4bed	\$*	Or range between	\$1,250,000	&	\$1,300,000
Unit 4 – 4bed	\$*	Or range between	\$1,350,000	&	\$1,400,000
Unit 5 – 4bed	\$*	Or range between	\$1,300,000	&	\$1,350,000
Unit 6 – 4bed		Or range between	\$1,250,000	&	\$1,300,000
Unit 7 – 4bed		Or range between	\$1,350,000	&	\$1,400,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,577,500 4bed house
\$1,08,000 3 bed units Suburb Doncaster East

Period - From 1/3/2025 To 30/6/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 1, 3bed	2/25 Leura Street Doncaster East	\$1,180,000	29/4/2025
	1/58 Maggs Street Doncaster East	\$1,272,000	23/3/2025
	2/135 Beverley Street Doncaster East	\$1,180,000	12/6/2025

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Units 2-7, 4bed	1/18 Leura Street Doncaster East	\$1,250,000	16/5/2025
	1/17 Ascot Street Doncaster East	\$1,350,000	17/2/2025
	1/24 Greendale Road Doncaster East	\$1,441,000	22/2/2025

OR

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

This Statement of Information was prepared on:

20th October 2025