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	13 Kent Court, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,618,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 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	28 Fielding Way TEMPLESTOWE 3106	$1,348,000	06/03/2026
2	44 Huntingfield Dr DONCASTER EAST 3109	$1,500,168	09/12/2025
3	6 Larnoo Dr DONCASTER EAST 3109	$1,438,000	04/10/2025

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: 12/03/2026 11:36

13 Kent Court, Doncaster East Vic 3109

JellisCraig

Andrew Keleher
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4 2 4

Property Type: House
Land Size: 782 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending December 2025: $1,618,000

Comparable Properties

28 Fielding Way TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,348,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments

44 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)

4 2 4

Price: $1,500,168
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 750 sqm approx

Agent Comments

6 Larnoo Dr DONCASTER EAST 3109 (VG)

5 - -

Price: $1,438,000
Method: Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 795 sqm approx

Agent Comments

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