

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 96 Leeds Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 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	14 Turnstone St DONCASTER EAST 3109	\$2,100,000	27/10/2025
2	18 Greendale Rd DONCASTER EAST 3109	\$2,110,000	13/10/2025
3	6a Ross St DONCASTER EAST 3109	\$2,200,000	19/02/2026

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: 10/03/2026 11:56

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Property Type: House

Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2025: \$1,671,900

Comparable Properties



14 Turnstone St DONCASTER EAST 3109 (VG)

Agent Comments

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Price: \$2,100,000
Method: Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 355 sqm approx



18 Greendale Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$2,110,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 392 sqm approx



6a Ross St DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$2,200,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)

Account - Jellis Craig | P: 03 8841 4888



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