

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

1/5 Bellara Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Doncaster

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	2/10 Bullen St DONCASTER EAST 3109	\$1,017,500	28/02/2026
2	4/1 Bowen Rd DONCASTER EAST 3109	\$1,100,000	24/02/2026
3	3/31 Ross St DONCASTER EAST 3109	\$1,071,000	11/10/2025

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:

19/03/2026 17:11

Brenton Linmeiers
9840 1111
0412 791 546

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Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

December quarter 2025: \$1,560,000



Rooms: 5

Property Type: Flat

[Agent Comments](#)

Comparable Properties



2/10 Bullen St DONCASTER EAST 3109 (REI)

[Agent Comments](#)



Price: \$1,017,500

Method: Auction Sale

Date: 28/02/2026

Rooms: 9

Property Type: Unit

Land Size: 331 sqm approx



4/1 Bowen Rd DONCASTER EAST 3109 (REI)

[Agent Comments](#)



Price: \$1,100,000

Method: Private Sale

Date: 24/02/2026

Rooms: 7

Property Type: Townhouse (Res)

3/31 Ross St DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)



Price: \$1,071,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



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