

# 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 6 Milan Street, 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)

Range between \$2,250,000 & \$2,350,000

### 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	12 Avocet St DONCASTER EAST 3109	\$2,288,000	13/02/2026
2	11a Ellin St DONCASTER EAST 3109	\$2,350,000	05/02/2026
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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: 23/03/2026 14:58

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**Property Type:** House  
**Land Size:** 396 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,250,000 - \$2,350,000  
**Median House Price**  
December quarter 2025: \$1,671,900

## Comparable Properties



12 Avocet St DONCASTER EAST 3109 (RE/VG)

[Agent Comments](#)

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**Price:** \$2,288,000  
**Method:** Private Sale  
**Date:** 13/02/2026  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx



11a Ellin St DONCASTER EAST 3109 (VG)

[Agent Comments](#)

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**Price:** \$2,350,000  
**Method:** Sale  
**Date:** 05/02/2026  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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