

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

12 Streeton Lane, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

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	3 Lantana St DONCASTER EAST 3109	\$1,726,688	20/03/2026
2	2 Crestmont Ct DONCASTER EAST 3109	\$1,600,000	15/11/2025
3			

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:

22/03/2026 16:50



 5
  2
  2

Property Type: House
Land Size: 614 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,700,000
Median House Price
 December quarter 2025: \$1,671,900

Comparable Properties



3 Lantana St DONCASTER EAST 3109 (REI)

Agent Comments

 5
  3
  2

Price: \$1,726,688
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 649 sqm approx



2 Crestmont Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5
  3
  2

Price: \$1,600,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 767 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 - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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