

# 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 2/17 St Clems Road, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$885,000 Property Type Unit 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	3/87-89 Santa Rosa Blvd DONCASTER EAST 3109	\$1,220,000	23/02/2026
2	2/6 Boronia Gr DONCASTER EAST 3109	\$1,185,000	26/12/2025
3	2/23 Thea Gr DONCASTER EAST 3109	\$1,240,000	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: 28/02/2026 17:20

2/17 St Clems Road, Doncaster East Vic 3109



 5  3  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

Year ending December 2025: \$885,000

## Comparable Properties



**3/87-89 Santa Rosa Blvd DONCASTER EAST 3109 (REI)** Agent Comments

 4  3  2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 23/02/2026

**Property Type:** Townhouse (Single)

**Land Size:** 200 sqm approx



**2/6 Boronia Gr DONCASTER EAST 3109 (REI)** Agent Comments

 4  3  2

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 26/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 170 sqm approx



**2/23 Thea Gr DONCASTER EAST 3109 (REI/VG)** Agent Comments

 4  3  2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Res)

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