

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 Tusanne Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,880,000 & \$1,980,000

Median sale price

Median price \$1,618,000 Property Type House 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	2 Apple Green La DONCASTER EAST 3109	\$1,940,000	25/02/2026
2	1 Grasmere Av DONCASTER EAST 3109	\$1,952,000	25/10/2025
3	7a Larnaca Ct TEMPLESTOWE 3106	\$1,891,500	13/09/2025

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:

02/03/2026 13:03



5 3 2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,880,000 - \$1,980,000

Median House Price

Year ending December 2025: \$1,618,000

Comparable Properties



2 Apple Green La DONCASTER EAST 3109 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,940,000

Method: Sold Before Auction

Date: 25/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 500 sqm approx



1 Grasmere Av DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

5 4 2

Price: \$1,952,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 648 sqm approx



7a Larnaca Ct TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,891,500

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 434 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800