

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

1/135 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	4/111 Beverley St DONCASTER EAST 3109	\$1,130,888	07/07/2026
2	2/6 Boronia Gr DONCASTER EAST 3109	\$1,185,000	26/12/2025
3	12a Ireland Av DONCASTER EAST 3109	\$1,250,000	11/11/2025

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable

B* 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 10:49



 3
  2
  2

Property Type: House (Res)

Agent Comments

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.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties

4/111 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

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  2
  2

Price: \$1,130,888

Method:

Date: 07/07/2026

Property Type: Townhouse (Single)



2/6 Boronia Gr DONCASTER EAST 3109 (REI)

Agent Comments

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  3
  2

Price: \$1,185,000

Method: Private Sale

Date: 26/12/2025

Property Type: Townhouse (Single)

Land Size: 170 sqm approx



12a Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,250,000

Method: Private Sale

Date: 11/11/2025

Property Type: Townhouse (Res)

Land Size: 417 sqm approx

Account - Barry Plant | P: 03 9842 8888