

# 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 Minaki Avenue, 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 \$2,150,000 & \$2,350,000

### Median sale price

Median price \$1,200,500 Property Type Townhouse Suburb Doncaster East

Period - From 03/03/2025 to 02/03/2026 Source Property Data

### 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	6a Ross St DONCASTER EAST 3109	\$2,200,000	19/02/2026
2	12 Avocet St DONCASTER EAST 3109	\$2,288,000	13/02/2026
3	6 Ross St DONCASTER EAST 3109	\$2,366,688	21/11/2025

**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: 03/03/2026 15:00

6 Minaki Avenue, Doncaster East Vic 3109



4 3 2

**Property Type:** House  
**Land Size:** 420 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,150,000 - \$2,350,000  
**Median Townhouse Price**  
03/03/2025 - 02/03/2026: \$1,200,500

## Comparable Properties



**6a Ross St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

4 4 2

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 19/02/2026  
**Property Type:** House (Res)



**12 Avocet St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

4 4 2

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



**6 Ross St DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)

4 4 2

**Price:** \$2,366,688  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** House (Res)  
**Land Size:** 361 sqm approx

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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