

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

128A Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	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:

27/02/2026 16:31



Property Type:
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
December quarter 2025: \$1,671,900

Comparable Properties



6a Ross St DONCASTER EAST 3109 (REI)

Agent Comments



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



12 Avocet St DONCASTER EAST 3109 (REI)

Agent Comments



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



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

Account - VICPROP | P: 03 8888 1011



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