

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

137 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$880,000 & \$950,000

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	28 Belvoir St DONCASTER EAST 3109	\$865,000	29/01/2026
2	2/55 Cassowary St DONCASTER EAST 3109	\$920,000	13/12/2025
3	2/15 Thomas St DONCASTER EAST 3109	\$923,800	22/11/2025

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:

19/02/2026 15:46



Property Type: Townhouse

Land Size: 218 sqm approx

Agent Comments

Comparable Properties



28 Belvoir St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Res)

Land Size: 221 sqm approx



2/55 Cassowary St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)



2/15 Thomas St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$923,800

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit