

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

12 Falcon Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

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	11 Argus Cr DONCASTER EAST 3109	\$1,426,000	18/12/2025
2	160 George St DONCASTER 3108	\$1,330,000	16/11/2025
3	76 St Clems Rd DONCASTER EAST 3109	\$1,340,000	17/10/2025

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:

16/02/2026 15:59

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6 3 3

Property Type: House
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2025: \$1,618,000

Comparable Properties



11 Argus Cr DONCASTER EAST 3109 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,426,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 734 sqm approx



160 George St DONCASTER 3108 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,330,000
Method: Sold After Auction
Date: 16/11/2025
Property Type: House (Res)
Land Size: 658 sqm approx



76 St Clems Rd DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,340,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Account - Jellis Craig | P: 03 8841 4888