

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

2/5 BELLA COURT DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

4/8 OLD WARRANDYTE ROAD DONVALE VIC 3111	\$1,330,000	20-Sep-25
2/15 BEVERLEY STREET DONCASTER EAST VIC 3109	\$1,380,000	15-Nov-25
2/3 ELIZABETH STREET DONCASTER EAST VIC 3109	\$1,250,000	01-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026



**4/8 OLD WARRANDYTE ROAD
 DONVALE VIC 3111**

 3  2  2

Sold Price **\$1,330,000** Sold Date **20-Sep-25**

Distance **0.64km**



**2/15 BEVERLEY STREET
 DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,380,000** Sold Date **15-Nov-25**

Distance **1.23km**



**2/3 ELIZABETH STREET
 DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,250,000** Sold Date **01-Oct-25**

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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