

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

15/13 May Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,231,500 Property Type Townhouse Suburb Doncaster East

Period - From 30/01/2025 to 29/01/2026 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	5/25 Cavalier St DONCASTER EAST 3109	\$1,047,000	19/10/2025
2	3/31 Ross St DONCASTER EAST 3109	\$1,071,000	11/10/2025
3	3/61 Franklin Rd DONCASTER EAST 3109	\$1,100,000	07/08/2025

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: 30/01/2026 10:38

15/13 May Street, Doncaster East Vic 3109



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Townhouse Price
30/01/2025 - 29/01/2026: \$1,231,500

Comparable Properties



5/25 Cavalier St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,047,000
Method: Private Sale
Date: 19/10/2025
Property Type: Townhouse (Single)
Land Size: 196 sqm approx

3/31 Ross St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,071,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)



3/61 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: Townhouse (Res)
Land Size: 192 sqm approx

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



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