

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

152 King Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

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	9 Homebush Ct DONCASTER EAST 3109	\$1,700,000	01/11/2025
2	8 Mowbray Ct DONCASTER EAST 3109	\$1,700,000	13/09/2025
3	133 King St TEMPLESTOWE 3106	\$1,721,000	25/08/2025

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:

27/01/2026 13:33



 5  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties



9 Homebush Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,700,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: House (Res)

Land Size: 324 sqm approx



8 Mowbray Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 656 sqm approx



133 King St TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  3

Price: \$1,721,000

Method: Private Sale

Date: 25/08/2025

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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