

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 8/146 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,230,000 Property Type Townhouse Suburb Doncaster East

Period - From 12/02/2025 to 11/02/2026 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	2/55 Cassowary St DONCASTER EAST 3109	\$920,000	13/12/2025
2	2/15 Thomas St DONCASTER EAST 3109	\$923,800	22/11/2025
3	1/44 Boronia Gr DONCASTER EAST 3109	\$950,000	13/10/2025

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: 12/02/2026 08:31



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median Townhouse Price

12/02/2025 - 11/02/2026: \$1,230,000

Comparable Properties



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

Agent Comments

3 1 2

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

3 2 2

Price: \$923,800

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit



1/44 Boronia Gr DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$950,000

Method: Sale

Date: 13/10/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133