

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

1/13 St Clems Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$933,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2024

to

30/06/2025

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	1/17 Devon Dr DONCASTER EAST 3109	\$1,220,000	16/07/2025
2	115a Blackburn Rd DONCASTER EAST 3109	\$1,105,000	13/03/2025
3	2/60 Beverley St DONCASTER EAST 3109	\$1,132,000	22/02/2025

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:

11/08/2025 14:52



3 2 2

Property Type: Unit

Land Size: 291 sqm approx

Agent Comments

Comparable Properties



1/17 Devon Dr DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,220,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Unit



115a Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,105,000

Method: Sold Before Auction

Date: 13/03/2025

Property Type: Unit

Land Size: 425 sqm approx



2/60 Beverley St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,132,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit

Land Size: 317 sqm approx