

# 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

5 St James Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,750,000

### Median sale price

Median price

\$1,565,000

Property Type

House

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 | 9 Martindale PI TEMPLESTOWE 3106          | \$1,765,000 | 05/07/2025   |
| 2 | 18 Ridley Ct DONCASTER EAST 3109          | \$1,689,689 | 11/06/2025   |
| 3 | 27 Andersons Creek Rd DONCASTER EAST 3109 | \$1,605,000 | 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:

22/07/2025 17:29

5 St James Court, Doncaster East Vic 3109



5 2 2

Property Type: House  
Land Size: 935 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,600,000 - \$1,750,000  
Median House Price  
Year ending June 2025: \$1,565,000

Comparable Properties



9 Martindale PI TEMPLESTOWE 3106 (REI)

Agent Comments

5 2 4

Price: \$1,765,000  
Method: Private Sale  
Date: 05/07/2025  
Property Type: House  
Land Size: 927 sqm approx



18 Ridley Ct DONCASTER EAST 3109 (REI)

Agent Comments

5 4 2

Price: \$1,689,689  
Method: Private Sale  
Date: 11/06/2025  
Property Type: House  
Land Size: 701 sqm approx



27 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 2 3

Price: \$1,605,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: House (Res)  
Land Size: 704 sqm approx

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



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