

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

12 Peppermint Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$2,150,000

&

\$2,300,000

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	6 Leawarra Cr DONCASTER EAST 3109	\$2,170,000	17/04/2025
2	1 Refuge Cl DONCASTER EAST 3109	\$2,300,000	07/05/2025
3	1 Dalkeith Ct DONCASTER EAST 3109	\$2,350,000	07/06/2025

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:

29/07/2025 09:36

12 Peppermint Court, Doncaster East Vic 3109

JellisCraig

Frank Perri

8841 4888

0414 680 483

frankperri@jelliscraig.com.au

Indicative Selling Price

\$2,150,000 - \$2,300,000

Median House Price

Year ending June 2025: \$1,565,000



4 3 4

Property Type: House

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



6 Leawarra Cr DONCASTER EAST 3109 (REI)

Agent Comments

5 2 2

Price: \$2,170,000

Method: Sold Before Auction

Date: 17/04/2025

Property Type: House (Res)

Land Size: 790 sqm approx



1 Refuge CI DONCASTER EAST 3109 (REI)

Agent Comments

5 4 3

Price: \$2,300,000

Method: Sold Before Auction

Date: 07/05/2025

Property Type: House (Res)

Land Size: 789 sqm approx



1 Dalkeith Ct DONCASTER EAST 3109 (REI)

Agent Comments

5 2 2

Price: \$2,350,000

Method: Auction Sale

Date: 07/06/2025

Property Type: House (Res)

Land Size: 770 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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