

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

3 Kiandra Court, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,630,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2025

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	16 Gaudion Rd DONCASTER EAST 3109	\$1,683,500	28/06/2025
2	7 Dundas Ct DONCASTER EAST 3109	\$1,501,000	05/04/2025
3	3 Skye PI DONCASTER EAST 3109	\$1,500,000	01/02/2025

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:

28/07/2025 12:17



 4  3  2

Property Type: House (Res)

Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price

\$1,630,000

Median House Price

June quarter 2025: \$1,565,000

Comparable Properties



16 Gaudion Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,683,500

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 678 sqm approx



7 Dundas Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,501,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 703 sqm approx



3 Skye Pl DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 01/02/2025

Property Type: House (Res)

Land Size: 687 sqm approx

Account - Barry Plant | P: 03 9842 8888