Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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 Hous	se	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

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 comparableproperties 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













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)







Price: \$1,683,500 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 678 sqm approx

Agent Comments



7 Dundas Ct DONCASTER EAST 3109 (REI/VG)







Agent Comments

Price: \$1,501,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 703 sqm approx



3 Skye PI DONCASTER EAST 3109 (REI/VG)





Agent Comments

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





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