

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

3/1 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$900,000

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	3/4 Ascot St DONCASTER EAST 3109	\$932,000	29/03/2025
2	2/35 Ross St DONCASTER EAST 3109	\$940,000	05/06/2025
3	4/878 Doncaster Rd DONCASTER EAST 3109	\$950,000	23/03/2025

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 10:39

Kristy Djordevic

8841 4888

0467 884 530

kristydjordevic@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending June 2025: \$933,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/4 Ascot St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$932,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Townhouse (Res)



2/35 Ross St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 05/06/2025

Property Type: Townhouse (Res)



4/878 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 23/03/2025

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

Account - Jellis Craig | P: 03 8841 4888