

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

1/7 Tolstoy Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	2/13 Jilpanger Rd DONVALE 3111	\$1,182,000	12/06/2025
2	1/23 Pine Way DONCASTER EAST 3109	\$1,285,000	22/02/2025
3	1/17 Ascot St DONCASTER EAST 3109	\$1,355,000	17/02/2025

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 11:32

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2025: \$1,565,000



4 4 2

Property Type: Townhouse

Land Size: 326 sqm approx

Agent Comments

Comparable Properties



2/13 Jilpanger Rd DONVALE 3111 (REI)

Agent Comments

4 3 2

Price: \$1,182,000

Method: Private Sale

Date: 12/06/2025

Property Type: Townhouse (Single)



1/23 Pine Way DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,285,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)



1/17 Ascot St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,355,000

Method: Private Sale

Date: 17/02/2025

Property Type: Townhouse (Res)