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	3/2 LIONEL STREET DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,190,000	&	$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,500	Property type	Unit	Suburb	Doncaster East
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
2A AVOCET STREET DONCASTER EAST VIC 3109	$1,200,000	19-Feb-26
3/28 RODERICK STREET DONCASTER EAST VIC 3109	$1,260,000	31-Jan-26
1/4 BOGONG COURT DONCASTER EAST VIC 3109	$1,320,000	18-Apr-26

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 6 months.~~

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2A AVOCET STREET DONCASTER EAST VIC 3109

3 2 1

Sold Price RS $1,200,000 Sold Date 19-Feb-26

Distance 0.25km



3/28 RODERICK STREET DONCASTER EAST VIC 3109

4 4 2

Sold Price $1,260,000 Sold Date 31-Jan-26

Distance 1.01km



1/4 BOGONG COURT DONCASTER EAST VIC 3109

4 2 2

Sold Price RS $1,320,000 Sold Date 18-Apr-26

Distance 1.12km

RS = Recent sale **UN** = Undisclosed Sale

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