

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

5 Anita Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,568,888

Property Type House

Suburb Doncaster East

Period - From 16/10/2024

to

15/10/2025

Source

Property Data

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	80 Thea Gr DONCASTER EAST 3109	\$1,375,000	04/10/2025
2	15 Murphy Rd DONCASTER EAST 3109	\$1,350,000	15/09/2025
3	101 Bellevue Av DONCASTER EAST 3109	\$1,390,000	26/04/2025

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:

16/10/2025 11:23



3 2 2

Property Type: House (Res)
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
16/10/2024 - 15/10/2025: \$1,568,888

Comparable Properties



80 Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments

3 1 4

Price: \$1,375,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 724 sqm approx



15 Murphy Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,350,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 650 sqm approx



101 Bellevue Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,390,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House
Land Size: 652 sqm approx