

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

2 Apple Green Lane, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

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	2 Glen Orchard CI TEMPLESTOWE 3106	\$2,174,000	04/10/2025
2	67 Tristania St DONCASTER EAST 3109	\$2,030,000	01/08/2025
3	15 Towong Ct DONCASTER EAST 3109	\$2,018,000	19/07/2025

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 13:27

2 Apple Green Lane, Doncaster East Vic 3109



4 2 2

Property Type: House (Res)
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
16/10/2024 - 15/10/2025: \$1,568,888

Comparable Properties



2 Glen Orchard CI TEMPLESTOWE 3106 (REI)

Agent Comments

5 2 2

Price: \$2,174,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 658 sqm approx



67 Tristania St DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$2,030,000
Method: Sale
Date: 01/08/2025
Property Type: House (Res)
Land Size: 362 sqm approx



15 Towong Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$2,018,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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