

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 Regency Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,609,900 Property Type House Suburb Doncaster East

Period - From 12/12/2024 to 11/12/2025 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	16 Maldon Cr DONCASTER EAST 3109	\$1,755,000	19/11/2025
2	75 Bellevue Av DONCASTER EAST 3109	\$1,779,000	21/09/2025
3	8 Mowbray Ct DONCASTER EAST 3109	\$1,700,000	13/09/2025

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: 12/12/2025 10:14

5 Regency Place, Doncaster East Vic 3109



 5  2  2

Property Type: House (Res)
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
12/12/2024 - 11/12/2025: \$1,609,900

Comparable Properties



16 Maldon Cr DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,755,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 668 sqm approx

75 Bellevue Av DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,779,000
Method: Auction Sale
Date: 21/09/2025
Property Type: House (Res)
Land Size: 660 sqm approx



8 Mowbray Ct DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,700,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 656 sqm approx

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



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