

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

14 Inglewood Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,577,500 Property Type House Suburb Doncaster East

Period - From 01/10/2024 to 30/09/2025 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	14a INGLEWOOD CI DONCASTER EAST 3109	\$1,798,000	30/08/2025
2	1a Cavalier St DONCASTER EAST 3109	\$1,650,100	13/08/2025
3	35 Wetherby Rd DONCASTER 3108	\$1,651,000	09/08/2025

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:

12/11/2025 10:45

14 Inglewood Close, Doncaster East Vic 3109



4 2 2

Rooms: 7
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending September 2025: \$1,577,500

Comparable Properties



14a INGLEWOOD CI DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

4 3 2

Price: \$1,798,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 322 sqm approx



1a Cavalier St DONCASTER EAST 3109 (VG) [Agent Comments](#)

4 - -

Price: \$1,650,100
Method: Sale
Date: 13/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 380 sqm approx



35 Wetherby Rd DONCASTER 3108 (REI) [Agent Comments](#)

4 4 2

Price: \$1,651,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)

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



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