

# 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

1/69 Beverley Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$866,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2025 to 31/03/2026 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	4/2 Daws Rd DONCASTER EAST 3109	\$1,025,000	11/04/2026
2	2/1056 Doncaster Rd DONCASTER EAST 3109	\$990,000	14/03/2026
3	2/10 Bullen St DONCASTER EAST 3109	\$1,017,500	28/02/2026

**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:

13/04/2026 11:38

1/69 Beverley Street, Doncaster East Vic 3109



 3  2 

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 371 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending March 2026: \$866,000

## Comparable Properties



4/2 Daws Rd DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 11/04/2026  
**Property Type:** Unit  
**Land Size:** 283 sqm approx



2/1056 Doncaster Rd DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 14/03/2026  
**Property Type:** Townhouse (Res)



2/10 Bullen St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 3  1  2

**Price:** \$1,017,500  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 9  
**Property Type:** Unit  
**Land Size:** 331 sqm approx

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



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