

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2A AVOCET STREET DONCASTER EAST VIC 3109

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$1,560,000

Property type

House

Suburb

Doncaster East

Period-from

20 Jul 2025

to

20 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertyessoldwithintwokilometresof theproperty for sale in the last 6 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

3/61 FRANKLIN ROAD DONCASTER EAST VIC 3109

\$1,100,000

07-Aug-25

5/25 CAVALIER STREET DONCASTER EAST VIC 3109

\$1,050,000

18-Oct-25

2/72 TUNSTALL ROAD DONVALE VIC 3111

\$1,000,000

18-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 20 January 2026