

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 RETFORD COURT DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 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 DALY STREET DONCASTER EAST VIC 3109	\$1,505,000	28-Apr-26
2 JOCELYN COURT DONCASTER EAST VIC 3109	\$1,563,000	13-Jun-26
3 CRELLIN STREET DONCASTER EAST VIC 3109	\$1,637,000	18-Apr-26

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: 30 June 2026

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3 DALY STREET DONCASTER EAST VIC 3109 Sold Price ^{RS} **\$1,505,000** Sold Date **28-Apr-26**
Distance **1.84km**

 3  2  2



2 JOCELYN COURT DONCASTER EAST VIC 3109 Sold Price ^{RS} **\$1,563,000** Sold Date **13-Jun-26**
Distance **0.76km**

 4  2  3



3 CRELLIN STREET DONCASTER EAST VIC 3109 Sold Price ^{RS} **\$1,637,000** Sold Date **18-Apr-26**
Distance **0.45km**

 3  2  2

RS = Recent sale **UN** = Undisclosed Sale

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