

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

3 Karen Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,611,500

Property Type House

Suburb Doncaster East

Period - From 01/07/2025

to

30/06/2026

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	77 Council St DONCASTER 3108	\$1,285,000	15/08/2026
2	1 Linden Ct DONCASTER 3108	\$1,375,000	01/08/2026
3	68 Roseland Gr DONCASTER 3108	\$1,320,000	30/07/2026

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:

17/08/2026 12:23

3 Karen Court, Doncaster East Vic 3109



 3  

Property Type: House (Res)
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2026: \$1,611,500

Comparable Properties



77 Council St DONCASTER 3108 (REI)

Agent Comments

 4  3  4

Price: \$1,285,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 681 sqm approx



1 Linden Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,375,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 727 sqm approx



68 Roseland Gr DONCASTER 3108 (REI)

Agent Comments

 4  2  3

Price: \$1,320,000
Method: Private Sale
Date: 30/07/2026
Property Type: House
Land Size: 860 sqm approx

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



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