

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

25 Monomeath Close, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$1,689,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

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	3 Luton Ct DONCASTER EAST 3109	\$2,050,000	18/10/2025
2	2 Bindi Cl TEMPLESTOWE 3106	\$2,000,000	31/05/2025
3	20 Dena Ct TEMPLESTOWE 3106	\$2,090,000	15/05/2025

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:

03/11/2025 10:08

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Indicative Selling Price

\$1,950,000

Median House Price

September quarter 2025: \$1,689,000



5 2 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



3 Luton Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 865 sqm approx



2 Bindi CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 3 5

Price: \$2,000,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 785 sqm approx



20 Dena Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

5 2 2

Price: \$2,090,000

Method: Private Sale

Date: 15/05/2025

Property Type: House

Land Size: 789 sqm approx

Account - Jellis Craig | P: 03 8841 4888