

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 Kersey Place, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

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	239 Serpells Rd TEMPLESTOWE 3106	\$1,870,000	28/03/2026
2	21 Carlton Ct TEMPLESTOWE 3106	\$1,814,000	27/11/2025
3	3 Noral Ct TEMPLESTOWE 3106	\$1,920,000	08/11/2025

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:

28/04/2026 10:42



4 3 2

Property Type: House
Land Size: 782 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
Year ending March 2026: \$1,558,000

Comparable Properties



239 Serpells Rd TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,870,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 608 sqm approx



21 Carlton Ct TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,814,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 897 sqm approx



3 Noral Ct TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,920,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House
Land Size: 654 sqm approx