

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 Zander Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,960,000

&

\$2,150,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

to 31/12/2025

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	68a Cassowary St DONCASTER EAST 3109	\$1,956,888	25/10/2025
2	33 Tristania St DONCASTER EAST 3109	\$1,980,800	25/10/2025
3	6a Ross St DONCASTER EAST 3109	\$2,200,000	19/02/2026

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:

10/03/2026 14:18

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4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,960,000 - \$2,150,000
Median House Price
December quarter 2025: \$1,560,000

Comparable Properties

68a Cassowary St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,956,888
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 363 sqm approx



33 Tristania St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,980,800
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 332 sqm approx



6a Ross St DONCASTER EAST 3109 (REI)

Agent Comments

4 4 2

Price: \$2,200,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)