

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 2 Tusanne Place, Doncaster East Vic 3109
Including suburb and postcode

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	\$1,618,000	Property Type	House	Suburb	Doncaster East
Period - From	01/01/2025	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	143 King St TEMPLESTOWE 3106	\$1,830,000	11/10/2025
2	7a Larnaca Ct TEMPLESTOWE 3106	\$1,891,500	13/09/2025
3	13 Standring Cl DONVALE 3111	\$1,830,000	23/08/2025

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:

19/01/2026 10:03



Property Type: House (Res)

Land Size: 498 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending December 2025: \$1,618,000

Comparable Properties



143 King St TEMPLESTOWE 3106 (REI/VG)



Price: \$1,830,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 785 sqm approx

[Agent Comments](#)



7a Larnaca Ct TEMPLESTOWE 3106 (REI/VG)



Price: \$1,891,500

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 434 sqm approx

[Agent Comments](#)



13 Standing CI DONVALE 3111 (REI/VG)



Price: \$1,830,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 786 sqm approx

[Agent Comments](#)

Account - McGrath Box Hill | P: 03 9889 8800