

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 Tusanne Place, Doncaster East Vic 3109

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)

Agent Comments



Price: \$1,830,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 785 sqm approx



7a Larnaca Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,891,500

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 434 sqm approx



13 Stranding CI DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,830,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 786 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800