

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 5 Amdura Road, 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 \$1,671,900 Property Type House Suburb Doncaster East

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	24 Morinda Cr DONCASTER EAST 3109	\$1,760,000	21/02/2026
2	31 Banool Qdrnt DONCASTER EAST 3109	\$1,750,000	17/01/2026
3	6 Roderick St DONCASTER EAST 3109	\$1,900,000	12/11/2025

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.~~

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Indicative Selling Price

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

Median House Price

December quarter 2025: \$1,671,900



Property Type: House

Land Size: 962 sqm approx

Agent Comments

Comparable Properties



24 Morinda Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,760,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 648 sqm approx



31 Banool Qdrnt DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,750,000

Method: Sold Before Auction

Date: 17/01/2026

Property Type: House (Res)

Land Size: 725 sqm approx



6 Roderick St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,900,000

Method: Private Sale

Date: 12/11/2025

Property Type: House (Res)

Land Size: 892 sqm approx

Account - Jellis Craig | P: 03 8841 4888