

## 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

|                               |
|-------------------------------|
| 74 Thea Grove, Doncaster East |
|-------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

|             |
|-------------|
| \$1,700,000 |
|-------------|

### Median sale price

Median price

|             |
|-------------|
| \$1,700,000 |
|-------------|

Property type

|       |
|-------|
| House |
|-------|

Suburb

|                |
|----------------|
| Doncaster East |
|----------------|

Period - From

|          |
|----------|
| Oct 2025 |
|----------|

to

|          |
|----------|
| Dec 2025 |
|----------|

Source

|      |
|------|
| REIV |
|------|

### Comparable property sales

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. 11 Toinette Court, Doncaster East | \$ 1,608,888 | 25/02/2026   |
| 2. 78 Rosella Street, Doncaster East | \$ 1,460,000 | 31/01/2026   |
| 3. 41 Renshaw Street, Doncaster East | \$ 1,595,000 | 1/11/2025    |

This Statement of Information was prepared on:

|            |
|------------|
| 13/03/2026 |
|------------|

## Comparable properties



**\$ 1,608,888**

11 Toinette Court, Doncaster East, Victoria

DATE: 25/02/2026

PROPERTY TYPE: HOUSE

 3  1  
 2  652 sqm



**\$ 1,460,000**

78 Rosella Street, Doncaster East, Victoria

DATE: 31/01/2026

PROPERTY TYPE: HOUSE

 4  2  
 2  739 sqm






**\$ 1,595,000**

41 Renshaw Street, Doncaster East, Victoria

DATE: 1/11/2025

PROPERTY TYPE: HOUSE

 4  3  
 3  778 sqm ×

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