

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

9 Olron Rise, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	67a Beverley St DONCASTER EAST 3109	\$1,450,000	28/02/2026
2	21 Tracey St DONCASTER EAST 3109	\$1,600,000	22/12/2025
3	142a Church Rd DONCASTER 3108	\$1,508,000	23/09/2025

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:

02/03/2026 16:54

9 Olron Rise, Doncaster East Vic 3109



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2025: \$1,618,000

Comparable Properties



67a Beverley St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 293 sqm approx



21 Tracey St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 22/12/2025
Property Type: House (Res)
Land Size: 265 sqm approx



142a Church Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$1,508,000
Method: Sale
Date: 23/09/2025
Property Type: House - Attached House N.E.C.
Land Size: 367 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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