

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

| |
|-------------------------------|
| 54 Morna Road, Doncaster East |
|-------------------------------|

Indicative selling price

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

Single price

| |
|-------------|
| \$1,395,000 |
|-------------|

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. 4A Amelia Crescent, Doncaster East | \$ 1,350,000 | 27/10/2025 |
| 2. 8 Hamal Street, Donvale | \$ 1,451,000 | 25/10/2025 |
| 3. 56 Maggs Street, Doncaster East | \$ 1,351,000 | 20/09/2025 |

This Statement of Information was prepared on:

| |
|------------|
| 25/02/2026 |
|------------|

Comparable properties






\$ 1,350,000

4A Amelia Crescent, Doncaster East, Victoria

DATE: 27/10/2025

PROPERTY TYPE:

 3  2
 2  sqm



\$ 1,451,000

8 Hamal Street, Donvale, Victoria

DATE: 25/10/2025

PROPERTY TYPE:

 3  2
 2  sqm



\$ 1,351,000

56 Maggs Street, Doncaster East, Victoria

DATE: 20/09/2025

PROPERTY TYPE:

 3  2
 2  sqm x

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