

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

1 Owens Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	42 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,280,000	23/09/2025
2	15 Murphy Rd DONCASTER EAST 3109	\$1,350,000	15/09/2025
3	7 Hillcroft Dr TEMPLESTOWE 3106	\$1,300,000	30/08/2025

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:

24/02/2026 13:04



4 bedrooms 2 bathrooms 2 cars

Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2025: \$1,618,000

Comparable Properties



42 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,280,000
Method: Private Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 655 sqm approx



15 Murphy Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,350,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 650 sqm approx



7 Hillcroft Dr TEMPLESTOWE 3106 (REI/VG) Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,300,000
Method: Private Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 660 sqm approx