

# 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 21 Worthing Avenue, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### 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	5 Sherwood Ct DONCASTER EAST 3109	\$1,380,000	31/12/2025
2	10 Landscape Dr DONCASTER EAST 3109	\$1,329,000	14/12/2025
3	80 Thea Gr DONCASTER EAST 3109	\$1,375,000	04/10/2025

**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**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,671,900



4 2 2

**Property Type:** House

**Land Size:** 843 sqm approx

Agent Comments

## Comparable Properties



5 Sherwood Ct DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 31/12/2025

**Property Type:** House

**Land Size:** 653 sqm approx



10 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,329,000

**Method:** Sold After Auction

**Date:** 14/12/2025

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



80 Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments

3 1 4

**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

Account - Marshall White | P: 03 9822 9999



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