

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 8 Baratta Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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	20 Virgillia St BLACKBURN NORTH 3130	\$1,950,000	05/12/2025
2	61 Russell Cr DONCASTER EAST 3109	\$1,935,000	20/11/2025
3	1 Grasmere Av DONCASTER EAST 3109	\$1,952,000	25/10/2025

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.~~

This Statement of Information was prepared on: 03/02/2026 11:23

8 Baratta Street, Doncaster East Vic 3109



Property Type: House (Res)
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending December 2025: \$1,618,000

Comparable Properties



20 Virgillia St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 734 sqm approx



61 Russell Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,935,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 514 sqm approx



1 Grasmere Av DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,952,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 648 sqm approx

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



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