

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

4 Grasmere Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$3,700,000

&

\$3,900,000

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	36 Belinda Cr DONCASTER EAST 3109	\$3,750,000	14/11/2025
2	57 Polaris Dr DONCASTER EAST 3109	\$3,880,000	02/10/2025
3			

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:

04/02/2026 13:42

4 Grasmere Avenue, Doncaster East Vic 3109



 5  5  2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$3,700,000 - \$3,900,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties



36 Belinda Cr DONCASTER EAST 3109 (REI)

Agent Comments

 5  5  2

Price: \$3,750,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 664 sqm approx



57 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  5  2

Price: \$3,880,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: House (Res)

Land Size: 668 sqm approx

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.

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



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