

# 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

ADDRESS AVAILABLE AS REQUESTED,  
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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,560,000 Property Type House Suburb Doncaster East

Period - From 23/08/2024 to 22/08/2025 Source Property Data

### 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	10 Murphy Rd DONCASTER EAST 3109	\$1,495,000	16/08/2025
2	7 Old Orchard Way DONCASTER 3108	\$1,451,000	12/03/2025
3	21 Ambrose St DONCASTER 3108	\$1,420,000	07/03/2025

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: 23/08/2025 09:51

ADDRESS AVAILABLE AS REQUESTED, ,  
Doncaster East Vic 3109



 4  1  1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
23/08/2024 - 22/08/2025: \$1,560,000

## Comparable Properties



**10 Murphy Rd DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

 4  1  2

**Price:** \$1,495,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



**7 Old Orchard Way DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 4  1  1

**Price:** \$1,451,000  
**Method:** Sold Before Auction  
**Date:** 12/03/2025  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**21 Ambrose St DONCASTER 3108 (REI)**

[Agent Comments](#)

 4  1  2

**Price:** \$1,420,000  
**Method:** Private Sale  
**Date:** 07/03/2025  
**Property Type:** House  
**Land Size:** 652 sqm approx

**Account - McGrath Doncaster** | P: 03 8822 6188



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