

# 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

3 Grevillea Road, 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

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,582,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2024

to

31/03/2025

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	1 Cherry Tree Ct DONCASTER EAST 3109	\$1,800,000	30/04/2025
2	47 Esdale St NUNAWADING 3131	\$1,880,000	04/04/2025
3	17 Abelia St DONCASTER EAST 3109	\$1,820,000	12/02/2025

**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:

13/05/2025 14:49



4 2 3

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

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending March 2025: \$1,582,000

## Comparable Properties



**1 Cherry Tree Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 30/04/2025  
**Property Type:** House



**47 Esdale St NUNAWADING 3131 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** House  
**Land Size:** 777 sqm approx



**17 Abelia St DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 12/02/2025  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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