

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 5 Ross Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Doncaster East (3109)

Period - From 01/03/2024 to 28/02/2025 Source Real Estate

Comparable property sales

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
1/25 CAVALIER STREET, DONCASTER EAST VIC 3109	\$1,285,000	15/03/2025
21 THIELE STREET, DONCASTER VIC 3108	\$1,385,000	13/03/2025
1/5 BOWEN ROAD, DONCASTER EAST VIC 3109	\$1,300,000	22/02/2025

This Statement of Information was prepared on: 20/03/2025