

# 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 2/60 Morna Road, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$950,000

&

\$1,040,000

### Median sale price

Median price

\$903,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

08/04/2024

to

07/04/2025

Source

Property Data

### Comparable property sales

**A** These are two 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 FRANKLIN ROAD, DONCASTER EAST VIC 3109 | \$950,000 | 21/01/2025   |
| 2/1 HARRY STREET, DONCASTER EAST VIC 3109   | \$970,000 | 11/12/2024   |
|   |           |              |

**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: 08/04/2025