

## 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 43 Greendale Road, Doncaster East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,628,888

### Median sale price

Median price \$1,500,000 Property type House Suburb Doncaster East

Period - From Oct 2024 to Dec 2024 Source REIV

### Comparable property sales

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. 67 Maggs Street, Doncaster East	\$ 1,650,000	28/09/2024
2. 19 Maggs Street, Doncaster East	\$ 1,620,000	30/11/2024
3. 42 Cassowary Street, Doncaster East	\$ 1,781,000	19/10/2024

This Statement of Information was prepared on: 27/02/2025

## Comparable properties



**\$ 1,650,000**

67 Maggs Street, Doncaster East, Victoria

DATE: 28/09/2024

PROPERTY TYPE: HOUSE

 4  2  
 2  772sqm



**\$ 1,620,000**

19 Maggs Street, Doncaster East, Victoria

DATE: 30/11/2024

PROPERTY TYPE: HOUSE

 3  1  
 4  792 sqm



**\$ 1,781,000**

42 Cassowary Street, Doncaster East, Victoria

DATE: 19/10/2024

PROPERTY TYPE: HOUSE

 4  2  
 2  893 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee