

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1/3 Dryden Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$780,000

&

\$850,000

Median sale price

Median price

\$892,500

Property Type

Unit

Suburb

Doncaster East (3109)

Period - From

04/07/2024

to

03/07/2025

Source

Property Data

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
139A TUNSTALL ROAD, DONCASTER EAST VIC 3109	\$820,000	03/05/2025
5/27 DRYDEN STREET, DONCASTER EAST VIC 3109	\$825,000	29/03/2025
1/1085 DONCASTER ROAD, DONCASTER EAST VIC 3109	\$852,000	23/02/2025

This Statement of Information was prepared on: 04/07/2025