

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 1/54 Rosella Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$700,000

&

\$770,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

28/04/2024

to

28/04/2025

Source

REA

Comparable property sales

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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
1/63-65 LEEDS STREET, DONCASTER EAST VIC 3109	\$745,000	06/03/2025
7/930 DONCASTER ROAD, DONCASTER EAST VIC 3109	\$755,000	15/02/2025
3/57 ROSELLA STREET, DONCASTER EAST VIC 3109	\$650,000	28/11/2024

This Statement of Information was prepared on: 28/04/2025