

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

21 Tracey Street, Doncaster East VIC 3109

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,577,500

Property Type

House

Suburb

Doncaster East

Period - From

09/05/2025

to

08/11/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Homebush Ct, Doncaster East Vic	\$1,700,000	01/11/2025
5 Finch Street, Doncaster East	\$1,847,200	29/10/2025
9 Rosamond Cres, Doncaster East	\$1,681,000	25/10/2025

This Statement of Information was prepared on:

10/11/2025