

# 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

24 Morinda Crescent, Doncaster East Vic 3109

### Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,605,000

Property Type

House

Suburb

Doncaster East

Period - From

05/12/2024

to

04/12/2025

Source

Property Data

### 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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	54 Dryden St DONCASTER EAST 3109	\$1,546,300	30/11/2025
2	19 Gilmore Rd DONCASTER 3108	\$1,475,000	26/09/2025
3	33 Kiewa St DONCASTER 3108	\$1,488,000	23/08/2025

**OR**

~~**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:

05/12/2025 14:43



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,450,000 - \$1,550,000  
Median House Price  
05/12/2024 - 04/12/2025: \$1,605,000

Comparable Properties



54 Dryden St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,546,300  
Method: Auction Sale  
Date: 30/11/2025  
Property Type: House (Res)  
Land Size: 679 sqm approx



19 Gilmore Rd DONCASTER 3108 (REI) Agent Comments



Price: \$1,475,000  
Method: Sold Before Auction  
Date: 26/09/2025  
Property Type: House (Res)  
Land Size: 725 sqm approx



33 Kiewa St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,488,000  
Method: Auction Sale  
Date: 23/08/2025  
Property Type: House (Res)  
Land Size: 650 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800