

# 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 \$1,605,500 Property Type House Suburb Doncaster East

Period - From 07/01/2025 to 06/01/2026 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	58 Church Rd DONCASTER 3108	\$1,510,000	20/12/2025
2	54 Dryden St DONCASTER EAST 3109	\$1,546,300	30/11/2025
3	85 Koonung Rd BLACKBURN NORTH 3130	\$1,520,000	29/11/2025

**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: 07/01/2026 14:33



3   
 1   
 2

**Property Type:** House  
**Land Size:** 648 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,450,000 - \$1,550,000  
**Median House Price**  
 07/01/2025 - 06/01/2026: \$1,605,500

## Comparable Properties



**58 Church Rd DONCASTER 3108 (REI)**

[Agent Comments](#)

4   
 2   
 2

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 20/12/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**54 Dryden St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

3   
 1   
 2

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



**85 Koonung Rd BLACKBURN NORTH 3130 (REI)**

[Agent Comments](#)

4   
 2   
 4

**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800