

## 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

3 Rosine Court, Doncaster

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$1,500,000

**Median sale price**

Median price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

Jan 2025

to

March 2025

Source

REIV

**Comparable property sales**

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. 11 Soderlund Drive, Doncaster | \$ 1,481,000 | 26/2/2025    |
| 2. 49 Timber Ridge, Doncaster    | \$ 1,420,000 | 5/4/2025     |
| 3. 31 Glenda Street, Doncaster   | \$ 1,456,000 | 12/4/2025    |

This Statement of Information was prepared on:

7/05/2025

## Comparable properties



**\$ 1,481,000**

11 Soderlund Drive, Doncaster, Victoria

DATE: 26/2/2025

PROPERTY TYPE: HOUSE



3



2



2



800sqm



**\$ 1,420,000**

49 Timber Ridge, Doncaster, Victoria

DATE: 5/4/2025

PROPERTY TYPE: HOUSE



3



1



1



743 sqm



**\$ 1,456,000**

31 Glenda Street, Doncaster, Victoria

DATE: 12/4/2025

PROPERTY TYPE: HOUSE



4



2



2



660 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee