

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

4 Cavalier Street, Doncaster East

Indicative selling price

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

Single price

\$1,700,000

Median sale priceMedian price

\$1,565,000

Property Type

House

Suburb

Doncaster East

Period - From

January
2025

to

March 2025

Source

REIV

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. 43 Greendale Road, Doncaster East	\$1,680,000	14/03/2025
2. 20 Kennon Street, Doncaster East	\$1,716,000	12/10/2024
3. 64 Cassowary Street, Doncaster East	\$1,525,000	14/03/2025

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:

12/05/2025

Comparable properties



\$1,680,000

43 Greendale Road, Doncaster East, Victoria

DATE: 14/03/2025

PROPERTY TYPE: House



3



2



2



822 sqm



\$1,716,000

20 Kennon Street, Doncaster East, Victoria

DATE: 12/10/2024

PROPERTY TYPE: House



4



2



2



726 sqm



\$1,525,000

64 Cassowary Street, Doncaster East, Victoria

DATE: 14/03/2025

PROPERTY TYPE: House



3



1



1



735 sqm

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Our Difference



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21 days on market



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marketing fees



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