Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

41 Woodlea Street, Doncaster East Vic 3109
4 [.]

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,565,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	60 Owens St DONCASTER EAST 3109	\$1,490,000	13/09/2025
2	15 Owens St DONCASTER EAST 3109	\$1,506,000	06/09/2025
3	4 Owens St DONCASTER EAST 3109	\$1,190,000	17/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/09/2025 18:48





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Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** June guarter 2025: \$1,565,000





Property Type: House Land Size: 635 sqm approx

Agent Comments

Comparable Properties



60 Owens St DONCASTER EAST 3109 (REI)

Price: \$1,490,000

Method: Auction Sale Date: 13/09/2025 Property Type: House (Res)

Land Size: 661 sqm approx

Agent Comments



15 Owens St DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$1,506,000 Method: Auction Sale Date: 06/09/2025

Property Type: House (Res) Land Size: 654 sqm approx



4 Owens St DONCASTER EAST 3109 (REI)

Price: \$1,190,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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