

# 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

42 Morna Road, 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,582,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2024

to 31/03/2025

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	56 Jocelyn Ct DONCASTER EAST 3109	\$1,632,000	24/05/2025
2	4 Cavalier St DONCASTER EAST 3109	\$1,640,000	23/05/2025
3	32 Barrabool St DONCASTER EAST 3109	\$1,685,000	10/05/2025

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:

26/05/2025 15:54

42 Morna Road, Doncaster East Vic 3109



3 1 2

Property Type: House  
Land Size: 725 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,600,000 - \$1,700,000  
Median House Price  
Year ending March 2025: \$1,582,000

## Comparable Properties



56 Jocelyn Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,632,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: House (Res)  
Land Size: 632 sqm approx



4 Cavalier St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,640,000  
Method: Private Sale  
Date: 23/05/2025  
Property Type: House  
Land Size: 754 sqm approx



32 Barrabool St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,685,000  
Method: Auction Sale  
Date: 10/05/2025  
Property Type: House (Res)  
Land Size: 650 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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