

## 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

43 Greendale Road, Doncaster East

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

\$1,628,888

**Median sale price**Median price 

\$1,500,000

Property type 

House

Suburb 

Doncaster East

Period - From 

Oct 2024

to

Dec 2024

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. 67 Maggs Street, Doncaster East     | \$ 1,650,000 | 28/09/2024   |
| 2. 19 Maggs Street, Doncaster East     | \$ 1,620,000 | 30/11/2024   |
| 3. 42 Cassowary Street, Doncaster East | \$ 1,781,000 | 19/10/2024   |

This Statement of Information was prepared on: 

27/02/2025

## Comparable properties



**\$ 1,650,000**

67 Maggs Street, Doncaster East, Victoria

DATE: 28/09/2024

PROPERTY TYPE: HOUSE

 4   
  2  
 2   
 772sqm



**\$ 1,620,000**

19 Maggs Street, Doncaster East, Victoria

DATE: 30/11/2024

PROPERTY TYPE: HOUSE

 3   
  1  
 4   
 792 sqm



**\$ 1,781,000**

42 Cassowary Street, Doncaster East, Victoria

DATE: 19/10/2024

PROPERTY TYPE: HOUSE

 4   
  2  
 2   
 893 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