

# 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

5 Mccubbin Terrace, 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

\$1,550,000

&

\$1,700,000

### Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

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	21 Lambert PI DONCASTER EAST 3109	\$1,650,000	29/03/2025
2	93 Greenridge Av TEMPLESTOWE 3106	\$1,689,000	22/03/2025
3	63 Valepark Dr DONVALE 3111	\$1,692,000	15/02/2025

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:

24/04/2025 16:05

5 Mccubbin Terrace, Doncaster East Vic 3109



4   2   2

**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,700,000  
**Median House Price**  
March quarter 2025: \$1,570,000

## Comparable Properties



**21 Lambert PI DONCASTER EAST 3109 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



**93 Greenridge Av TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,689,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**63 Valepark Dr DONVALE 3111 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,692,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 501 sqm approx

**Account - McGrath Doncaster** | P: 03 8822 6188



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