

# 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

6 Ross Street, 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 \$2,100,000

&

\$2,200,000

### Median sale price

Median price \$1,565,000

Property 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       | Price       | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 19a Meryl St DONCASTER EAST 3109     | \$1,915,000 | 06/09/2025   |
| 2 | 18a Greendale Rd DONCASTER EAST 3109 | \$2,290,000 | 09/08/2025   |
| 3 | 19 Meryl St DONCASTER EAST 3109      | \$1,900,000 | 07/06/2025   |

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:

17/09/2025 10:37



 4  4  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,200,000

**Median House Price**

June quarter 2025: \$1,565,000

## Comparable Properties



**19a Meryl St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,915,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 365 sqm approx



**18a Greendale Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4  4  2

**Price:** \$2,290,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 397 sqm approx



**19 Meryl St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 07/06/2025

**Property Type:** House

**Land Size:** 365 sqm approx

Account - Barry Plant | P: 03 9842 8888