

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

6a Ross Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,230,000

&

\$2,330,000

Median sale price

Median price \$1,689,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2025

to

30/09/2025

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	6 Ross St DONCASTER EAST 3109	\$2,366,688	21/11/2025
2	33 Tristania St DONCASTER EAST 3109	\$1,980,800	25/10/2025
3	11 Ellin St DONCASTER EAST 3109	\$2,350,000	23/08/2025

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:

03/12/2025 14:57



 4  4  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,230,000 - \$2,330,000

Median House Price

September quarter 2025: \$1,689,000

Comparable Properties



6 Ross St DONCASTER EAST 3109 (REI)

Agent Comments

 4  4  2

Price: \$2,366,688

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)



33 Tristania St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,980,800

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)



11 Ellin St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,350,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 366 sqm approx

Account - Barry Plant | P: 03 9842 8888