

# 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

7 Abelia 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 \$1,500,000

&

\$1,600,000

### 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	19 Abelia St DONCASTER EAST 3109	\$1,575,000	07/06/2025
2			
3			

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:

23/06/2025 16:15

7 Abelia Street, Doncaster East Vic 3109

Edison Kong  
0435 841 615  
edisonkong@mcgrath.com.au



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 660 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
Year ending March 2025: \$1,582,000

## Comparable Properties



**19 Abelia St DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$1,575,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

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.

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



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