

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 Catherine Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 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	7 Robertswood CI DONCASTER EAST 3109	\$1,800,000	07/06/2025
2	1 Deloraine CI DONCASTER EAST 3109	\$1,780,000	24/05/2025
3	1 Nolan CI DONCASTER EAST 3109	\$1,795,000	29/01/2025

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: 16/07/2025 15:37

7 Catherine Avenue, Doncaster East Vic 3109



 7  6  3

Property Type: House
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending June 2025: \$1,565,000

Comparable Properties



7 Robertswood CI DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 5  4  2

Price: \$1,800,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 677 sqm approx



1 Deloraine CI DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 5  3  3

Price: \$1,780,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 478 sqm approx



1 Nolan CI DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 5  2  2

Price: \$1,795,000
Method: Private Sale
Date: 29/01/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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