

## 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 FRIARS COURT DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

2 MCKENZIE STREET DONCASTER EAST VIC 3109	\$1,610,000	26-Apr-25
32 BARRABOOL STREET DONCASTER EAST VIC 3109	\$1,685,000	10-May-25
5 MCCUBBIN TERRACE DONCASTER EAST VIC 3109	\$1,609,800	24-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 04 June 2025



## 2 MCKENZIE STREET DONCASTER EAST VIC 3109

4 2 2

Sold Price

<sup>RS</sup>

**\$1,610,000**

Sold Date

**26-Apr-25**

Distance

**0.86km**



## 32 BARRABOOL STREET DONCASTER EAST VIC 3109

4 2 2

Sold Price

<sup>RS</sup>

**\$1,685,000**

Sold Date

**10-May-25**

Distance

**0.92km**



## 5 MCCUBBIN TERRACE DONCASTER EAST VIC 3109

4 2 2

Sold Price

<sup>RS</sup>

**\$1,609,800**

Sold Date

**24-Apr-25**

Distance

**1.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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