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 | 82 Rosella Street, Doncaster East Vic 3109 Including suburb and postcode

Indicative selling price

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

Range between \$1,190,000 \$1,290,000 &

Median sale price

Median price	\$1,228,888	Pro	perty Type	Town	house		Suburb	Doncaster East
Period - From	05/03/2024	to	04/03/2025		So	urce	Property	Data

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

Add	dress of comparable property	Price	Date of sale
1	1/5 Bowen Rd DONCASTER EAST 3109	\$1,300,000	22/02/2025
2	1/23 Pine Way DONCASTER EAST 3109	\$1,285,000	22/02/2025
3	3/12 Grevillea Rd DONCASTER EAST 3109	\$1,228,888	04/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2025 18:24













Property Type: House (Res) **Land Size:** 310 sqm approx

Agent Comments

Indicative Selling Price \$1,190,000 - \$1,290,000 Median Townhouse Price 05/03/2024 - 04/03/2025: \$1,228,888

Comparable Properties



1/5 Bowen Rd DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$1,300,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: Townhouse (Res) **Land Size:** 398 sqm approx



1/23 Pine Way DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$1,285,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: Townhouse (Res)



3/12 Grevillea Rd DONCASTER EAST 3109 (REI/VG)

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Agent Comments

Price: \$1,228,888

Method: Sold Before Auction

Date: 04/11/2024

Property Type: Townhouse (Res)

Account - O'Brien Real Estate Vermont | P: 03 9087 1087





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