

# 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

3 Major 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 \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,565,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2025

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	10a Nottingwood St DONCASTER EAST 3109	\$1,730,000	17/07/2025
2	7a Daws Rd DONCASTER EAST 3109	\$1,670,000	24/05/2025
3	332 Blackburn Rd DONCASTER EAST 3109	\$1,708,888	17/04/2025

**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:

22/07/2025 13:19

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**Property Type:** House  
**Land Size:** 393 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

June quarter 2025: \$1,565,000

## Comparable Properties



**10a Nottingwood St DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,730,000  
**Method:** Private Sale  
**Date:** 17/07/2025  
**Property Type:** House



**7a Daws Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 4 2

**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 363 sqm approx



**332 Blackburn Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,708,888  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House  
**Land Size:** 413 sqm approx

**Account - Jellis Craig | P: 03 8841 4888**