

# 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 4 Glenview Road, 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 01/07/2024 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	8a Gedye St DONCASTER EAST 3109	\$1,630,000	14/06/2025
2	7a Daws Rd DONCASTER EAST 3109	\$1,670,000	24/05/2025
3	104 Beverley St DONCASTER EAST 3109	\$1,823,500	02/06/2025

**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: 21/07/2025 10:42

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**Indicative Selling Price**

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

**Median House Price**

Year ending June 2025: \$1,565,000



 4  3  2

**Property Type:** House

**Land Size:** 389 sqm approx

Agent Comments

## Comparable Properties



**8a Gedye St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,630,000

**Method:** Auction Sale

**Date:** 14/06/2025

**Property Type:** House (Res)

**Land Size:** 380 sqm approx



**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



**104 Beverley St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,823,500

**Method:** Private Sale

**Date:** 02/06/2025

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 8841 4888