

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

6 May Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 to 31/03/2025 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.

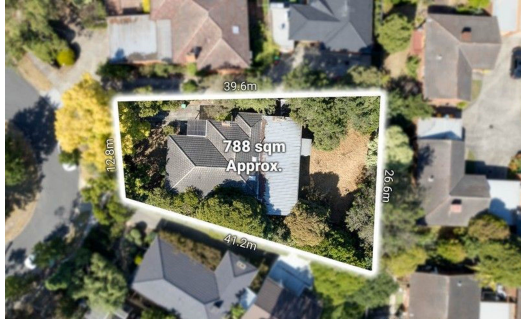
	Address of comparable property	Price	Date of sale
1	29 Paula Cr DONCASTER EAST 3109	\$1,710,000	21/06/2025
2	46 Celeste St DONCASTER EAST 3109	\$1,605,000	14/06/2025
3	8 Fullwood Pde DONCASTER EAST 3109	\$1,565,000	31/05/2025

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:

27/06/2025 17:05



 5  2  1

Property Type: House
Land Size: 788 sqm approx
Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median House Price
 March quarter 2025: \$1,570,000

Comparable Properties



29 Paula Cr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  4

Price: \$1,710,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 960 sqm approx



46 Celeste St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,605,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 656 sqm approx



8 Fullwood Pde DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,565,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 666 sqm approx

Account - Barry Plant | P: 03 9842 8888