

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

10 Ashton Rise, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	9 Martindale PI TEMPLESTOWE 3106	\$1,765,000	05/07/2025
2	7 Robertswood CI DONCASTER EAST 3109	\$1,800,000	07/06/2025
3	1 Deloraine CI DONCASTER EAST 3109	\$1,780,000	24/05/2025

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:

18/07/2025 12:57



4 2 2

Property Type: House (Res)

Land Size: 702 sqm approx

Agent Comments

Comparable Properties



9 Martindale PI TEMPLESTOWE 3106 (REI)

Agent Comments

5 2 4

Price: \$1,765,000

Method: Private Sale

Date: 05/07/2025

Property Type: House

Land Size: 927 sqm approx



7 Robertswood CI DONCASTER EAST 3109 (REI)

Agent Comments

5 4 2

Price: \$1,800,000

Method: Private Sale

Date: 07/06/2025

Property Type: House

Land Size: 677 sqm approx



1 Deloraine CI DONCASTER EAST 3109 (REI)

Agent Comments

5 3 3

Price: \$1,780,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 478 sqm approx