

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 66 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,680,000 & \$1,840,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 31/03/2026 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	53 Morna Rd DONCASTER EAST 3109	\$1,825,000	27/03/2026
2	24 Morinda Cr DONCASTER EAST 3109	\$1,760,000	21/02/2026
3	34 Roderick St DONCASTER EAST 3109	\$1,760,000	15/12/2025

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: 26/05/2026 17:46



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Property Type: House (Res)

Land Size: 754 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,840,000

Median House Price

Year ending March 2026: \$1,640,000

Comparable Properties



53 Morna Rd DONCASTER EAST 3109 (REI)

Agent Comments

4
 1
 2

Price: \$1,825,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: House (Res)

Land Size: 798 sqm approx



24 Morinda Cr DONCASTER EAST 3109 (REI)

Agent Comments

3
 1
 2

Price: \$1,760,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 648 sqm approx



34 Roderick St DONCASTER EAST 3109 (VG)

Agent Comments

4
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Price: \$1,760,000

Method: Sale

Date: 15/12/2025

Property Type: House (Res)

Land Size: 740 sqm approx

Account - VICPROP | P: 03 8888 1011