

# 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

63 Dehnert 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

\$3,300,000

&

\$3,600,000

### Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2024

to

30/06/2025

Source

Property Data

### 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	4 Roderick St DONCASTER EAST 3109	\$3,600,000	07/02/2025
2	79 Smiths Rd TEMPLESTOWE 3106	\$3,600,000	27/01/2025
3			

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:

01/07/2025 15:28

63 Dehnert Street, Doncaster East Vic 3109



3 2 2

Property Type: House (Res)  
Land Size: 660 sqm approx  
Agent Comments

Indicative Selling Price  
\$3,300,000 - \$3,600,000  
Median House Price  
01/07/2024 - 30/06/2025: \$1,560,000

## Comparable Properties



4 Roderick St DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$3,600,000  
Method: Sale  
Date: 07/02/2025  
Property Type: House (Res)  
Land Size: 744 sqm approx



79 Smiths Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

6 4 3

Price: \$3,600,000  
Method: Private Sale  
Date: 27/01/2025  
Property Type: House  
Land Size: 4047 sqm approx

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.

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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