

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

9 Ireland Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

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	19 Meryl St DONCASTER EAST 3109	\$1,900,000	07/06/2025
2	5a Champion St DONCASTER EAST 3109	\$2,128,000	20/02/2025
3	9A Ireland Av DONCASTER EAST 3109	\$1,900,000	15/02/2025

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:

30/07/2025 16:39

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2025: \$1,565,000



4 3 2

Property Type: House

Land Size: 365 sqm approx

Agent Comments

Comparable Properties



19 Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,900,000

Method: Private Sale

Date: 07/06/2025

Property Type: House

Land Size: 365 sqm approx



5a Champion St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$2,128,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Townhouse (Res)

Land Size: 311 sqm approx



9A Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,900,000

Method: Private Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 386 sqm approx

Account - Jellis Craig | P: 03 8841 4888