

# 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

68a Cassowary 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 \$2,050,000 & \$2,150,000

### Median sale price

Median price \$1,582,000 Property Type House Suburb Doncaster East

Period - From 01/04/2024 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	34 Dunoon St DONCASTER 3108	\$1,875,000	12/06/2025
2	19 Meryl St DONCASTER EAST 3109	\$1,900,000	07/06/2025
3	26 Champion St DONCASTER EAST 3109	\$1,980,000	17/04/2025

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:

05/07/2025 13:43

68a Cassowary Street, Doncaster East Vic 3109



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,050,000 - \$2,150,000  
**Median House Price**  
Year ending March 2025: \$1,582,000

## Comparable Properties



**34 Dunoon St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,875,000  
**Method:** Sold Before Auction  
**Date:** 12/06/2025  
**Property Type:** Townhouse (Single)



**19 Meryl St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 07/06/2025  
**Property Type:** House  
**Land Size:** 365 sqm approx



**26 Champion St DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,980,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 362 sqm approx

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



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