

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

25 Worthing Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$885,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2025

to

31/12/2025

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	5 Dellwood Ct TEMPLESTOWE 3106	\$1,290,000	27/02/2026
2	77 Blackburn Rd DONCASTER EAST 3109	\$1,270,000	31/12/2025
3	12a Ireland Av DONCASTER EAST 3109	\$1,250,000	11/11/2025

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:

07/04/2026 12:09



 5  3  1

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending December 2025: \$885,000

Comparable Properties



5 Dellwood Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,290,000

Method: Private Sale

Date: 27/02/2026

Property Type: House

Land Size: 654 sqm approx



77 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$1,270,000

Method: Private Sale

Date: 31/12/2025

Property Type: House

Land Size: 745 sqm approx



12a Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Private Sale

Date: 11/11/2025

Property Type: Townhouse (Res)

Land Size: 417 sqm approx

Account - Marshall White | P: 03 9822 9999