

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

32 Greendale Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,650,000

&

\$1,815,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2025

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	7a Daws Rd DONCASTER EAST 3109	\$1,670,000	24/05/2025
2	3 Ascot St DONCASTER EAST 3109	\$1,751,000	29/03/2025
3	43 Greendale Rd DONCASTER EAST 3109	\$1,680,000	14/03/2025

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:

02/06/2025 09:53



4 3 3

Property Type: House (Res)
Land Size: 410 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000
Median House Price
March quarter 2025: \$1,570,000

Comparable Properties



7a Daws Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

4 4 2

Price: \$1,670,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)
Land Size: 363 sqm approx



3 Ascot St DONCASTER EAST 3109 (REI) [Agent Comments](#)

3 1 1

Price: \$1,751,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 746 sqm approx



43 Greendale Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

3 2 2

Price: \$1,680,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 822 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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