

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

344 George Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

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	31 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,615,000	15/03/2025
2	87 Whittens La DONCASTER 3108	\$1,520,000	23/01/2025
3	11 Soderlund Dr DONCASTER 3108	\$1,481,000	06/03/2025

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:

07/05/2025 10:48



3
 2
 2

Rooms: 7

Property Type: House

Land Size: 935 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending March 2025: \$1,582,000

Comparable Properties



31 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

5
 3
 4

Price: \$1,615,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 1118 sqm approx



87 Whittens La DONCASTER 3108 (REI/VG)

[Agent Comments](#)

5
 2
 2

Price: \$1,520,000

Method: Private Sale

Date: 23/01/2025

Property Type: House

Land Size: 816 sqm approx



11 Soderlund Dr DONCASTER 3108 (REI/VG)

[Agent Comments](#)

3
 2
 2

Price: \$1,481,000

Method: Sold Before Auction

Date: 06/03/2025

Property Type: House (Res)

Land Size: 800 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511