

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

34a Dunoon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Doncaster

Period - From 01/04/2026

to

30/06/2026

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	16 Gedye St DONCASTER EAST 3109	\$1,821,000	14/03/2026
2	33a Rosella St DONCASTER EAST 3109	\$1,813,000	14/03/2026
3			

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:

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

June quarter 2026: \$1,575,000



4 3 2

Property Type: House
Land Size: 342 sqm approx
Agent Comments

Comparable Properties



16 Gedye St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 4 2

Price: \$1,821,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 378 sqm approx



33a Rosella St DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 4 2

Price: \$1,813,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House
Land Size: 341 sqm approx

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.