

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

35 Rosella Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,640,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2025

to

31/03/2026

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	3 Daly St DONCASTER EAST 3109	\$1,505,000	28/04/2026
2	10 Sabason Ct DONCASTER EAST 3109	\$1,475,000	04/04/2026
3	78 Rosella St DONCASTER EAST 3109	\$1,460,000	21/01/2026

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:

13/05/2026 10:38



Property Type:

Agent Comments

Comparable Properties



3 Daly St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,505,000

Method: Private Sale

Date: 28/04/2026

Property Type: House (Res)



10 Sabason Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,475,000

Method: Private Sale

Date: 04/04/2026

Property Type: House (Res)

Land Size: 743 sqm approx



78 Rosella St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Private Sale

Date: 21/01/2026

Property Type: House (Res)

Land Size: 739 sqm approx