

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

36 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,611,500

Property Type House

Suburb Doncaster East

Period - From 01/07/2025

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	79 Blackburn Rd DONCASTER EAST 3109	\$1,268,000	22/05/2026
2	1 Primrose St BLACKBURN NORTH 3130	\$1,100,000	21/04/2026
3	47 Blackburn Rd DONCASTER EAST 3109	\$1,200,000	23/03/2026

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:

04/08/2026 09:41

Joseph Corsi
9870 6211
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4 bedrooms 1 bathroom 2 cars

Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2026: \$1,611,500

Comparable Properties



79 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,268,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 741 sqm approx



1 Primrose St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 3 cars

Price: \$1,100,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 653 sqm approx



47 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

2 bedrooms 1 bathroom 2 cars

Price: \$1,200,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 808 sqm approx

Account - Jellis Craig | P: 03 9870 6211