

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

37 Rosella Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

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	62 Devon Dr DONCASTER EAST 3109	\$1,605,000	07/08/2026
2	9 Leura St DONCASTER EAST 3109	\$1,640,000	23/05/2026
3	3 Crellin St DONCASTER EAST 3109	\$1,637,500	18/04/2026

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:

21/08/2026 13:30



Property Type:

Agent Comments

Comparable Properties



62 Devon Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,605,000

Method: Private Sale

Date: 07/08/2026

Property Type: House

Land Size: 868 sqm approx



9 Leura St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,640,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 787 sqm approx



3 Crellin St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,637,500

Method: Auction Sale

Date: 18/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 665 sqm approx