

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

41 Ross 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

&

\$1,700,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2025

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	46 Rosella St DONCASTER EAST 3109	\$1,550,000	17/05/2025
2	17 Major St DONCASTER EAST 3109	\$1,400,000	15/01/2025
3	12 Woodhouse Rd DONCASTER EAST 3109	\$1,611,000	07/12/2024

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:

20/05/2025 14:35



 3  1  2

Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
March quarter 2025: \$1,570,000

Comparable Properties



46 Rosella St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,550,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 726 sqm approx



17 Major St DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$1,400,000
Method: Sale
Date: 15/01/2025
Property Type: House (Res)
Land Size: 714 sqm approx



12 Woodhouse Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,611,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 841 sqm approx

Account - Barry Plant | P: 03 9842 8888