

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

6 Ashton Rise, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

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	18 Andersons Creek Rd DONCASTER EAST 3109	\$1,898,888	08/08/2026
2	3 Strand Ct TEMPLESTOWE 3106	\$1,800,000	01/08/2026
3	52 Huntingfield Dr DONCASTER EAST 3109	\$1,880,000	16/05/2026

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:

31/08/2026 11:24



Rooms: 9

Property Type: House

Land Size: 810.197 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

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

Comparable Properties



18 Andersons Creek Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,898,888

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 819 sqm approx



3 Strand Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 670 sqm approx



52 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,880,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 789 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188