

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

61 Morello Circle, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,300,000

Median sale price

Median price

\$1,470,000

Property type

House

Suburb

Doncaster

Period - From

April 2026

to

June 2026

Source

REIV

Comparable property sales

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. 32 Sheoak Crescent, Doncaster East	\$ 1,300,000	26/03/2026
2. 1/9 Laviah Court, Templestowe	\$ 1,340,000	9/03/2026
3. 405 Serpells Terrace, Donvale	\$ 1,463,000	30/05/2026

This Statement of Information was prepared on:

30/07/2026