

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

68 Roseland Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,558,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to 31/03/2026

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	28 Rubicon Cr DONCASTER 3108	\$1,460,000	27/03/2026
2	17 Winston Dr DONCASTER 3108	\$1,395,000	14/03/2026
3	51 Roseland Gr DONCASTER 3108	\$1,300,000	04/12/2025

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:

18/05/2026 14:33

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2026: \$1,558,000



 4  2  3

Property Type: House

Land Size: 860 sqm approx

Agent Comments

Comparable Properties



28 Rubicon Cr DONCASTER 3108 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,460,000

Method: Private Sale

Date: 27/03/2026

Property Type: House (Res)

Land Size: 974 sqm approx



17 Winston Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,395,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 654 sqm approx



51 Roseland Gr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 9870 6211