

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

93 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$830,000 & \$900,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Doncaster East

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	1/3 Leeds St DONCASTER EAST 3109	\$895,000	27/01/2026
2	1/11 Beverley St DONCASTER EAST 3109	\$885,000	08/11/2025
3	8a Meryl St DONCASTER EAST 3109	\$920,000	25/10/2025

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:

08/04/2026 16:30



3 2 2

Property Type: House

Land Size: 383 sqm approx

Agent Comments

Comparable Properties



1/3 Leeds St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$895,000

Method: Private Sale

Date: 27/01/2026

Property Type: Unit



1/11 Beverley St DONCASTER EAST 3109 (VG)

Agent Comments

3 - -

Price: \$885,000

Method: Sale

Date: 08/11/2025

Property Type: Flat/Unit/Apartment (Res)



8a Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 1

Price: \$920,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit

Land Size: 384 sqm approx