

## 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

18 GREENDALE ROAD DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$2,050,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

18&GREENDALE ROAD DONCASTER EAST VIC 3109	\$2,290,000	09-Aug-25
67A TRISTANIA STREET DONCASTER EAST VIC 3109	\$2,030,000	01-Aug-25
67 TRISTANIA STREET DONCASTER EAST VIC 3109	\$2,030,000	01-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 10 October 2025



**18 GREENDALE ROAD DONCASTER EAST VIC 3109** Sold Price <sup>RS</sup> **\$2,290,000** Sold Date **09-Aug-25**

4 4 2

Distance **0km**



**67A TRISTANIA STREET DONCASTER EAST VIC 3109** Sold Price **\$2,030,000** Sold Date **01-Aug-25**

4 3 2

Distance **1.26km**



**67 TRISTANIA STREET DONCASTER EAST VIC 3109** Sold Price Sold Date **01-Aug-25**

4 3 2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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