

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

1a Sierra Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster East

Period - From 14/07/2024

to

13/07/2025

Source Property Data

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	23a Woodlea St DONCASTER EAST 3109	\$1,775,000	21/06/2025
2	34 Dunoon St DONCASTER 3108	\$1,875,000	12/06/2025
3	19 Meryl St DONCASTER EAST 3109	\$1,900,000	07/06/2025

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:

14/07/2025 09:34



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

14/07/2024 - 13/07/2025: \$1,560,000

Comparable Properties



23a Woodlea St DONCASTER EAST 3109 (REI)

Agent Comments

5
 4
 2

Price: \$1,775,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 318 sqm approx



34 Dunoon St DONCASTER 3108 (REI)

Agent Comments

4
 3
 2

Price: \$1,875,000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Townhouse (Single)



19 Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,900,000

Method: Private Sale

Date: 07/06/2025

Property Type: House

Land Size: 365 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800