

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

24 Morinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,605,000

Property Type

House

Suburb

Doncaster East

Period - From

05/12/2024

to

04/12/2025

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	54 Dryden St DONCASTER EAST 3109	\$1,546,300	30/11/2025
2	19 Gilmore Rd DONCASTER 3108	\$1,475,000	26/09/2025
3	33 Kiewa St DONCASTER 3108	\$1,488,000	23/08/2025

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:

05/12/2025 14:43



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
05/12/2024 - 04/12/2025: \$1,605,000

Comparable Properties



54 Dryden St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,546,300
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 679 sqm approx



19 Gilmore Rd DONCASTER 3108 (REI) Agent Comments



Price: \$1,475,000
Method: Sold Before Auction
Date: 26/09/2025
Property Type: House (Res)
Land Size: 725 sqm approx



33 Kiewa St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,488,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800