

# 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 39 Renshaw Street, 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)

Range between \$1,480,000 & \$1,580,000

### Median sale price

Median price \$1,638,000 Property Type House Suburb Doncaster East

Period - From 11/05/2025 to 10/05/2026 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	9 Rowan St DONCASTER EAST 3109	\$1,430,000	26/03/2026
2	3 Laura Ct BOX HILL NORTH 3129	\$1,500,000	21/03/2026
3	3 Ambrose St DONCASTER 3108	\$1,540,000	14/03/2026

**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: 11/05/2026 13:44



**Property Type:** House  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,480,000 - \$1,580,000  
**Median House Price**  
11/05/2025 - 10/05/2026: \$1,638,000

## Comparable Properties



**9 Rowan St DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$1,430,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2026  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**3 Laura Ct BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**3 Ambrose St DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - McGrath Box Hill | P: 03 9889 8800**