

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

7 Abelia Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,582,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2024

to

31/03/2025

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	19 Abelia St DONCASTER EAST 3109	\$1,575,000	07/06/2025
2			
3			

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:

23/06/2025 16:15

7 Abelia Street, Doncaster East Vic 3109

Edison Kong
0435 841 615
edisonkong@mcgrath.com.au



 4  

Property Type: House (Previously Occupied - Detached)
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2025: \$1,582,000

Comparable Properties



19 Abelia St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  1

Price: \$1,575,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 651 sqm approx

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.

Account - McGrath Doncaster | P: 03 8822 6188



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