

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

21 Harry Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster East

Period - From 19/09/2024 to 18/09/2025 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	71 Bowen Rd DONCASTER EAST 3109	\$1,460,000	27/07/2025
2	16 Glenview Rd DONCASTER EAST 3109	\$1,468,000	23/04/2025
3	3 Woorarra Av DONCASTER EAST 3109	\$1,480,500	17/04/2025

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: 19/09/2025 17:24

21 Harry Street, Doncaster East Vic 3109



 4  2  2

Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
19/09/2024 - 18/09/2025: \$1,565,000

Comparable Properties



71 Bowen Rd DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,460,000
Method: Private Sale
Date: 27/07/2025
Property Type: House
Land Size: 768 sqm approx



16 Glenview Rd DONCASTER EAST 3109 (VG)

[Agent Comments](#)

 4  -  -

Price: \$1,468,000
Method: Sale
Date: 23/04/2025
Property Type: House (Res)
Land Size: 772 sqm approx



3 Woorarra Av DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 4  1  2

Price: \$1,480,500
Method: Auction Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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