

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 84a Russell Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 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 Gedye St DONCASTER EAST 3109	\$1,200,000	28/02/2026
2	2/12 Dianne St DONCASTER EAST 3109	\$1,156,000	21/02/2026
3	12a Ireland Av DONCASTER EAST 3109	\$1,250,000	11/11/2025

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.~~

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Property Type: Townhouse (Single)
Land Size: 426 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 December quarter 2025: \$1,671,900

Comparable Properties



19 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 311 sqm approx



2/12 Dianne St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,156,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit



12a Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 11/11/2025
Property Type: Townhouse (Res)
Land Size: 417 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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