

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 6/31 Ross Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$880,000 & \$965,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster East

Period - From 24/06/2025 to 23/06/2026 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	3/41 Rosella St DONCASTER EAST 3109	\$905,000	06/06/2026
2	18/18 Peter St DONCASTER EAST 3109	\$950,000	14/03/2026
3	4/38 Frederick St DONCASTER 3108	\$950,000	16/02/2026

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: 24/06/2026 16:40



Property Type: House (Res)

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$965,000

Median Unit Price

24/06/2025 - 23/06/2026: \$680,000

Comparable Properties



3/41 Rosella St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Townhouse (Res)



18/18 Peter St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 5

Property Type: Townhouse (Res)



4/38 Frederick St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 16/02/2026

Property Type: Townhouse (Single)

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



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