

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

82 Rosella Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,228,888

Property Type

Townhouse

Suburb

Doncaster East

Period - From

05/03/2024

to

04/03/2025

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	1/5 Bowen Rd DONCASTER EAST 3109	\$1,300,000	22/02/2025
2	1/23 Pine Way DONCASTER EAST 3109	\$1,285,000	22/02/2025
3	3/12 Grevillea Rd DONCASTER EAST 3109	\$1,228,888	04/11/2024

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:

05/03/2025 18:24



 4  2  2

Property Type: House (Res)
Land Size: 310 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median Townhouse Price
05/03/2024 - 04/03/2025: \$1,228,888

Comparable Properties



1/5 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)
Land Size: 398 sqm approx



1/23 Pine Way DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,285,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)



3/12 Grevillea Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,228,888
Method: Sold Before Auction
Date: 04/11/2024
Property Type: Townhouse (Res)

Account - O'Brien Real Estate Vermont | P: 03 9087 1087