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	33A Cassowary Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

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

Period - From 01/04/2025 to 30/06/2025 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	1/17 Devon Dr DONCASTER EAST 3109	$1,220,000	16/07/2025
2	1/16 May St DONCASTER EAST 3109	$1,182,000	05/07/2025
3	2/60 Morna Rd DONCASTER EAST 3109	$1,262,000	24/05/2025

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: 23/09/2025 16:17

33A Cassowary Street, Doncaster East Vic 3109



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
June quarter 2025: $1,565,000

Comparable Properties



1/17 Devon Dr DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,220,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Unit

Agent Comments

2 living areas



1/16 May St DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,182,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit
Land Size: 341 sqm approx

Agent Comments

2 living areas



2/60 Morna Rd DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,262,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit
Land Size: 268 sqm approx

Agent Comments

2 living areas

Account - Barry Plant | P: 03 9842 8888

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