

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

9 Daly Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,780,000

&

\$1,880,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2026

to

30/06/2026

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	22 Baird St.S DONCASTER 3108	\$1,898,888	07/06/2026
2	76 Whittens La DONCASTER 3108	\$2,000,000	22/07/2026
3	73 Church Rd DONCASTER 3108	\$1,780,000	30/06/2026

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:

03/09/2026 11:41



 4  4  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

June quarter 2026: \$1,470,000

Comparable Properties



22 Baird St.S DONCASTER 3108 (REI)

 4  4  2

Price: \$1,898,888

Method:

Date: 07/06/2026

Property Type: House

Agent Comments

Land Size: 370sqm approx.

Internal Size: 353sqm approx.



76 Whittens La DONCASTER 3108 (REI)

 4  4  2

Price: \$2,000,000

Method: Private Sale

Date: 22/07/2026

Property Type: House (Res)

Agent Comments

Land Size: 342sqm approx.

Internal Size: 243sqm approx



73 Church Rd DONCASTER 3108 (REI)

 5  3  2

Price: \$1,780,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 381 sqm approx

Agent Comments

Land Size: 381sqm approx.

Internal Size: 322sqm approx

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