

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

19 Dianne Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$1,644,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2026

to

31/03/2026

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 | 1 Primrose St BLACKBURN NORTH 3130 | \$1,100,000 | 21/04/2026 |
| 2 | 21 Worthing Av DONCASTER EAST 3109 | \$1,355,000 | 14/03/2026 |
| 3 | 2 Gunyah Rd BLACKBURN NORTH 3130 | \$1,122,000 | 21/02/2026 |

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:

04/05/2026 12:10



 4  2  2

Property Type: House (Res)

Land Size: 852 sqm approx

Agent Comments

Indicative Selling Price

\$999,000

Median House Price

March quarter 2026: \$1,644,000

Comparable Properties



1 Primrose St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  3

Price: \$1,100,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 653 sqm approx



21 Worthing Av DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,355,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 843 sqm approx



2 Gunyah Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,122,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 591 sqm approx

Account - Barry Plant | P: 03 9842 8888