

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

48 Dryden Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,538,000

Median sale price

Median price \$1,671,900

Property Type House

Suburb Doncaster East

Period - From 01/10/2025

to 31/12/2025

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	32 Snow Gum Rd DONCASTER EAST 3109	\$1,380,000	17/03/2026
2	5 Sherwood Ct DONCASTER EAST 3109	\$1,380,000	31/12/2025
3	5 Anita Ct DONCASTER EAST 3109	\$1,450,000	15/11/2025

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:

23/03/2026 17:23



 3  2  2

Property Type: House (Res)

Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price

\$1,538,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties



32 Snow Gum Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Private Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 737 sqm approx



5 Sherwood Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,380,000

Method: Private Sale

Date: 31/12/2025

Property Type: House

Land Size: 653 sqm approx



5 Anita Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,450,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 714 sqm approx

Account - Barry Plant | P: 03 9842 8888