

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,399,000

### 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	9 Rowan St DONCASTER EAST 3109	\$1,430,000	26/03/2026
2	32 Snow Gum Rd DONCASTER EAST 3109	\$1,380,000	17/03/2026
3	5 Sherwood Ct DONCASTER EAST 3109	\$1,380,000	31/12/2025

**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:

10/04/2026 14:03



 3    2    2

**Property Type:** House (Res)

**Land Size:** 767 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,399,000

**Median House Price**

March quarter 2026: \$1,644,000

## Comparable Properties



**9 Rowan St DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,430,000

**Method:** Sold Before Auction

**Date:** 26/03/2026

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**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

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