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

Range between $1,150,000 & $1,250,000

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	27 George St DONCASTER EAST 3109	$1,250,000	24/05/2026
2	79 Blackburn Rd DONCASTER EAST 3109	$1,268,000	22/05/2026
3	32 Snow Gum Rd DONCASTER EAST 3109	$1,380,000	17/03/2026

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: 27/05/2026 12:28

48 Dryden Street, Doncaster East Vic 3109



3 2 2

Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2026: $1,644,000

Comparable Properties



27 George St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,250,000
Method: Sold After Auction
Date: 24/05/2026
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments



79 Blackburn Rd DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,268,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 741 sqm approx

Agent Comments



32 Snow Gum Rd DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,380,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 737 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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