

# 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

72 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)

Range between \$1,550,000

&

\$1,650,000

### 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	17 Barton St DONCASTER EAST 3109	\$1,680,000	04/12/2025
2	54 Dryden St DONCASTER EAST 3109	\$1,546,300	30/11/2025
3	12 Windermere Av DONCASTER EAST 3109	\$1,689,000	23/08/2025

**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:

04/02/2026 11:01



 3    1    2

**Property Type:** House (Res)

**Land Size:** 728 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

December quarter 2025: \$1,671,900

## Comparable Properties



**17 Barton St DONCASTER EAST 3109 (REI)**

Agent Comments

 3    1    3

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 04/12/2025

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**54 Dryden St DONCASTER EAST 3109 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,546,300

**Method:** Auction Sale

**Date:** 30/11/2025

**Property Type:** House (Res)

**Land Size:** 679 sqm approx



**12 Windermere Av DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$1,689,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

**Account - Barry Plant** | P: 03 9842 8888