

## 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

Range between \$1,550,000 & \$1,650,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,671,900</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Doncaster East</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



**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)**



**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx

[Agent Comments](#)



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



**Price:** \$1,546,300  
**Method:** Auction Sale  
**Date:** 30/11/2025  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx

[Agent Comments](#)



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



**Price:** \$1,689,000  
**Method:** Auction Sale  
**Date:** 23/08/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

[Agent Comments](#)

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