

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

Single price

\$1,580,000

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:

02/03/2026 10:23



 3
  1
  2

Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000

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/VG)

Agent Comments

 3
  1
  2

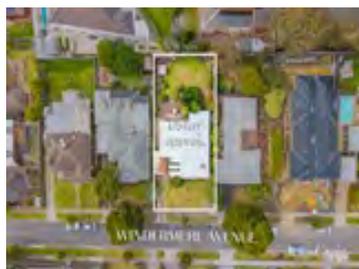
Price: \$1,546,300

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



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