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	33 Morinda Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000	&	\$2,900,000
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Median sale price

Median price	\$1,689,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	91 Beverley St DONCASTER EAST 3109	\$3,250,000	20/09/2025
2	16 Dunoon St DONCASTER 3108	\$2,970,000	01/07/2025
3	36 Belinda Cr DONCASTER EAST 3109	\$3,750,000	06/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/11/2025 10:22









Property Type: House **Land Size:** 651 sqm approx

Agent Comments

Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price September quarter 2025: \$1,689,000

Comparable Properties



91 Beverley St DONCASTER EAST 3109 (REI)

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Price: \$3,250,000 **Method:** Auction Sale **Date:** 20/09/2025

Property Type: House (Res) **Land Size:** 790 sqm approx

Agent Comments



16 Dunoon St DONCASTER 3108 (REI/VG)

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Price: \$2,970,000 Method: Private Sale





a .

Agent Comments

Date: 01/07/2025 Property Type: House Land Size: 741 sqm approx



36 Belinda Cr DONCASTER EAST 3109 (REI/VG)

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Price: \$3,750,000

Method: Expression of Interest

Date: 06/06/2025

Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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