

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

33 Morinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$2,700,000

&

\$2,900,000

Median sale price

Median price

\$1,689,000

Property 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	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 comparable properties 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



 4  4  6

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)

Agent Comments

 5  4  2

Price: \$3,250,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 790 sqm approx



16 Dunoon St DONCASTER 3108 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,970,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 741 sqm approx



36 Belinda Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  5  2

Price: \$3,750,000
Method: Expression of Interest
Date: 06/06/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Account - Barry Plant | P: 03 9842 8888