

# 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

4a Morinda Crescent, 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 \$2,050,000 & \$2,250,000

### Median sale price

Median price \$1,231,500 Property Type Townhouse Suburb Doncaster East

Period - From 28/01/2025 to 27/01/2026 Source Property Data

### 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	55a Devon Dr DONCASTER EAST 3109	\$1,968,000	29/11/2025
2	68a Cassowary St DONCASTER EAST 3109	\$1,956,888	25/10/2025
3	33 Tristania St DONCASTER EAST 3109	\$1,980,800	25/10/2025

**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:

28/01/2026 14:40



 4    3    2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$2,050,000 - \$2,250,000  
**Median Townhouse Price**  
28/01/2025 - 27/01/2026: \$1,231,500

## Comparable Properties



**55a Devon Dr DONCASTER EAST 3109 (VG)**

Agent Comments

 4    3    2

**Price:** \$1,968,000

**Method:** Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 415 sqm approx

**68a Cassowary St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,956,888

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 363 sqm approx



**33 Tristania St DONCASTER EAST 3109 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,980,800

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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