

# 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

9 Owens Street, 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 \$1,480,000 & \$1,580,000

### Median sale price

Median price \$1,644,000 Property Type House Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	1 Maverick CI DONCASTER 3108	\$1,500,000	21/02/2026
2	24 Nathan St DONCASTER 3108	\$1,495,000	22/11/2025
3	44 Cantala Dr DONCASTER 3108	\$1,500,000	01/10/2025

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: 15/04/2026 12:13



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**Property Type:** House  
**Land Size:** 671 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000 - \$1,580,000  
**Median House Price**  
 March quarter 2026: \$1,644,000

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.

## Comparable Properties



**1 Maverick Ct DONCASTER 3108 (REI)**

Agent Comments

4   3   2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)



**24 Nathan St DONCASTER 3108 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,495,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx



**44 Cantala Dr DONCASTER 3108 (VG)**

Agent Comments

4   -   -

**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 01/10/2025  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx

Account - Barry Plant | P: 03 9842 8888



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