

# 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 82 Russell 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 \$1,300,000 & \$1,400,000

### 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	2 Roy St DONVALE 3111	\$1,320,000	13/06/2026
2	14 Duckett St DONCASTER EAST 3109	\$1,304,000	13/06/2026
3	10 Sabason Ct DONCASTER EAST 3109	\$1,475,000	04/04/2026

**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: 23/06/2026 16:05



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**Property Type:** House  
**Land Size:** 726 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 March quarter 2026: \$1,644,000

## Comparable Properties



**2 Roy St DONVALE 3111 (REI)**

[Agent Comments](#)

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**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 13/06/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**14 Duckett St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

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**Price:** \$1,304,000  
**Method:** Auction Sale  
**Date:** 13/06/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**10 Sabason Ct DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)

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**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 04/04/2026  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx

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