

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

Single price \$1,300,000

Median sale price

Median price \$1,470,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2026

to 30/06/2026

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:

06/07/2026 10:02



 4
  2
  2

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000

Median House Price

June quarter 2026: \$1,470,000

Comparable Properties



2 Roy St DONVALE 3111 (REI)

Agent Comments

 4
  2
  1

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

 4
  2
  2

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

 4
  2
  4

Price: \$1,475,000

Method: Private Sale

Date: 04/04/2026

Property Type: House (Res)

Land Size: 743 sqm approx

Account - Barry Plant | P: 03 9842 8888