

## 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

22 Tracey Street, Doncaster East Vic 3109

#### Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

#### 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	29 Rowan St DONCASTER EAST 3109	\$1,520,000	05/11/2025
2	5 Monica St DONCASTER EAST 3109	\$1,680,000	13/09/2025
3	6 Tracey St DONCASTER EAST 3109	\$1,791,000	30/08/2025

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:

06/01/2026 18:28

**Property Type:** House**Land Size:** 651 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

September quarter 2025: \$1,689,000

## Comparable Properties

**29 Rowan St DONCASTER EAST 3109 (REI)****Price:** \$1,520,000**Method:** Sold Before Auction**Date:** 05/11/2025**Property Type:** House (Res)**Land Size:** 653 sqm approx[Agent Comments](#)**5 Monica St DONCASTER EAST 3109 (REI/VG)****Price:** \$1,680,000**Method:** Private Sale**Date:** 13/09/2025**Property Type:** House**Land Size:** 801 sqm approx[Agent Comments](#)**6 Tracey St DONCASTER EAST 3109 (REI/VG)****Price:** \$1,791,000**Method:** Auction Sale**Date:** 30/08/2025**Property Type:** House (Res)**Land Size:** 650 sqm approx[Agent Comments](#)**Account - Barry Plant | P: 03 9842 8888**