

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



5
 2
 2

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)

Agent Comments

4
 2
 2

Price: \$1,520,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: House (Res)
Land Size: 653 sqm approx



5 Monica St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,680,000
Method: Private Sale
Date: 13/09/2025
Property Type: House
Land Size: 801 sqm approx



6 Tracey St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 3

Price: \$1,791,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

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