

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 51 Tracey Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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 Crellin St DONCASTER EAST 3109	\$1,370,000	28/03/2026
2	9 Rowan St DONCASTER EAST 3109	\$1,430,000	26/03/2026
3	21 Worthing Av DONCASTER EAST 3109	\$1,355,000	14/03/2026

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: 30/04/2026 14:56



Property Type: House
Land Size: 745 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2026: \$1,644,000

Comparable Properties



1 Crellin St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 28/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 661 sqm approx



9 Rowan St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,430,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 650 sqm approx



21 Worthing Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,355,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 843 sqm approx

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