

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 80 Tristania Street, Doncaster East Vic 3109
Including suburb and postcode

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	27 Worthing Av DONCASTER EAST 3109	\$1,490,000	15/11/2025
2	5 Anita Ct DONCASTER EAST 3109	\$1,450,000	15/11/2025
3	18 Tristania St DONCASTER EAST 3109	\$1,663,800	03/10/2025

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:

16/12/2025 16:28



3



2



2

Property Type: House**Land Size:** 653 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2025: \$1,689,000

Comparable Properties

**27 Worthing Av DONCASTER EAST 3109 (REI)**

3



1



2

Price: \$1,490,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** House (Res)**Land Size:** 811 sqm approx[Agent Comments](#)**5 Anita Ct DONCASTER EAST 3109 (REI)**

3



2



2

Price: \$1,450,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** House (Res)**Land Size:** 714 sqm approx[Agent Comments](#)**18 Tristania St DONCASTER EAST 3109 (REI)**

3



1



2

Price: \$1,663,800**Method:** Private Sale**Date:** 03/10/2025**Property Type:** House (Res)[Agent Comments](#)

Account - Barry Plant | P: 03 9842 8888