

# 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

21 & 21a Rosella Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$933,000 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/06/2025 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 | 48 Jackson Ct DONCASTER EAST 3109    | \$1,700,000 | 22/04/2025   |
| 2 | 59 Tunstall Sq DONCASTER EAST 3109   | \$1,150,000 | 03/03/2025   |
| 3 | 145 Blackburn Rd DONCASTER EAST 3109 | \$1,420,000 | 02/11/2024   |

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:

04/09/2025 12:01



**Property Type:** Shop  
**Land Size:** 187 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median Unit Price**  
Year ending June 2025: \$933,000

## Comparable Properties



**48 Jackson Ct DONCASTER EAST 3109 (VG)**

**Agent Comments**



**Price:** \$1,700,000  
**Method:** Sale  
**Date:** 22/04/2025  
**Property Type:** Retail - Mixed Use (Unspecified)  
**Land Size:** 219 sqm approx

**59 Tunstall Sq DONCASTER EAST 3109 (VG)**

**Agent Comments**



**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 03/03/2025  
**Property Type:** Retail (Com)  
**Land Size:** 72 sqm approx



**145 Blackburn Rd DONCASTER EAST 3109 (VG)**

**Agent Comments**



**Price:** \$1,420,000  
**Method:** Sale  
**Date:** 02/11/2024  
**Property Type:** Surgery  
**Land Size:** 785 sqm approx