

# 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

19 Damala Street, Doncaster East Vic 3109

### Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

### Median sale price

Median price

\$1,565,000

Property Type

House

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 | 15 Maldon Cr DONCASTER EAST 3109 | \$1,716,000 | 30/08/2025   |
| 2 | 2 Amelia Cr DONCASTER EAST 3109  | \$1,770,000 | 28/06/2025   |
| 3 | 29 Paula Cr DONCASTER EAST 3109  | \$1,710,000 | 21/06/2025   |

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:

11/09/2025 11:50

19 Damala Street, Doncaster East Vic 3109



4 1 2

Property Type: House (Res)  
Land Size: 878 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,600,000 - \$1,760,000  
Median House Price  
Year ending June 2025: \$1,565,000

## Comparable Properties



15 Maldon Cr DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,716,000  
Method: Auction Sale  
Date: 30/08/2025  
Property Type: House (Res)  
Land Size: 653 sqm approx



2 Amelia Cr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,770,000  
Method: Auction Sale  
Date: 28/06/2025  
Property Type: House (Res)  
Land Size: 812 sqm approx



29 Paula Cr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 4

Price: \$1,710,000  
Method: Auction Sale  
Date: 21/06/2025  
Property Type: House (Res)  
Land Size: 960 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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