Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	19 Damala 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 \$1,800,000	&	\$1,980,000
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Median sale price

Median price	\$1,577,500	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2024	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

Add	dress of comparable property	Price	Date of sale
1	1 Minaki Av DONCASTER EAST 3109	\$1,936,000	18/10/2025
2	15 Colchester Dr DONCASTER EAST 3109	\$1,880,000	01/10/2025
3	86 George St DONCASTER EAST 3109	\$1,800,000	28/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/10/2025 11:45











Property Type: House **Land Size:** 878 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending September 2025: \$1,577,500

Comparable Properties



1 Minaki Av DONCASTER EAST 3109 (REI)







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Price: \$1,936,000 **Method:** Auction Sale **Date:** 18/10/2025

Property Type: House (Res) Land Size: 835 sqm approx

Agent Comments



15 Colchester Dr DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$1,880,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: House (Res) **Land Size:** 863 sqm approx

Agent Comments



86 George St DONCASTER EAST 3109 (REI/VG)

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Price: \$1,800,000 Method: Private Sale Date: 28/06/2025 Property Type: House Land Size: 845 sqm approx

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



