

# 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 52 Dehnert 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)

Single price \$1,380,000

### 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	9 Sandhurst Av DONCASTER EAST 3109	\$1,380,000	10/04/2026
2	1 Crellin St DONCASTER EAST 3109	\$1,370,000	28/03/2026
3	9 Rowan St DONCASTER EAST 3109	\$1,430,000	26/03/2026

**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:

22/05/2026 09:16

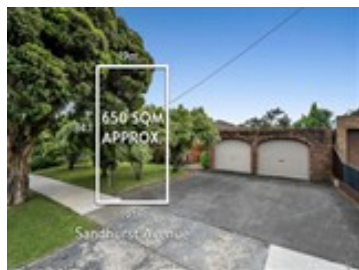


3 1 2

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000  
**Median House Price**  
March quarter 2026: \$1,644,000

## Comparable Properties



**9 Sandhurst Av DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,380,000  
**Method:** Sold Before Auction  
**Date:** 10/04/2026  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**1 Crellin St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

4 3 3

**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](#)

4 2 2

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