

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 80 Rosella Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$885,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 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	1/121 Surrey Rd BLACKBURN 3130	\$1,245,000	06/01/2026
2	2a Toogoods Rise BOX HILL NORTH 3129	\$1,201,000	20/12/2025
3	12a Ireland Av DONCASTER EAST 3109	\$1,250,000	11/11/2025

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: 19/02/2026 10:27

80 Rosella Street, Doncaster East Vic 3109

Pan Zhang
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Property Type: House (Res)
Land Size: 266 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
Year ending December 2025: \$885,000

Comparable Properties



1/121 Surrey Rd BLACKBURN 3130 (VG)

[Agent Comments](#)

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Price: \$1,245,000
Method: Sale
Date: 06/01/2026
Property Type: Strata Unit/Flat



2a Toogoods Rise BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,201,000
Method: Auction Sale
Date: 20/12/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



12a Ireland Av DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 11/11/2025
Property Type: Townhouse (Res)
Land Size: 417 sqm approx

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



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