

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 \$1,280,000 & \$1,320,000

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	2/1080 Doncaster Rd DONCASTER EAST 3109	\$1,302,500	08/11/2025
2	5 Ross St DONCASTER EAST 3109	\$1,268,000	25/10/2025
3	4/21 Victoria St DONCASTER 3108	\$1,328,000	18/10/2025

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: 30/03/2026 10:18

80 Rosella Street, Doncaster East Vic 3109



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,320,000
Median Unit Price
Year ending December 2025: \$885,000

Comparable Properties



2/1080 Doncaster Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,302,500
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 273 sqm approx



5 Ross St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,268,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 289 sqm approx



4/21 Victoria St DONCASTER 3108 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,328,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)
Land Size: 293 sqm approx

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



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