

# 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 3 Capella Place, 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 \$1,438,000

### Median sale price

Median price \$1,628,000

Property Type House

Suburb Doncaster East

Period - From 31/03/2025

to 30/03/2026

Source Property Data

### 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 Crellin St DONCASTER EAST 3109	\$1,370,000	28/03/2026
2	9 Rowan St DONCASTER EAST 3109	\$1,430,000	26/03/2026
3	32 Arawata Dr DONCASTER EAST 3109	\$1,355,000	05/03/2026

**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:

31/03/2026 14:13

3 Capella Place, Doncaster East Vic 3109



4 2 2

**Property Type:** House  
**Land Size:** 654 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,438,000

**Median House Price**  
31/03/2025 - 30/03/2026: \$1,628,000

## Comparable Properties



**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



**32 Arawata Dr DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,355,000  
**Method:** Private Sale  
**Date:** 05/03/2026  
**Property Type:** House  
**Land Size:** 674 sqm approx

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



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