

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

16a Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,680,000

Median sale price

Median price

\$1,611,500

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

to

30/06/2026

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	139a Dorking Rd BOX HILL NORTH 3129	\$1,630,000	17/06/2026
2	10 Nottingwood St DONCASTER EAST 3109	\$1,680,000	09/05/2026
3	62 Joseph St BLACKBURN NORTH 3130	\$1,718,000	15/04/2026

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:

06/07/2026 14:30

16a Gedye Street, Doncaster East Vic 3109



Property Type:
Agent Comments

Indicative Selling Price
\$1,680,000
Median House Price
Year ending June 2026: \$1,611,500

Comparable Properties

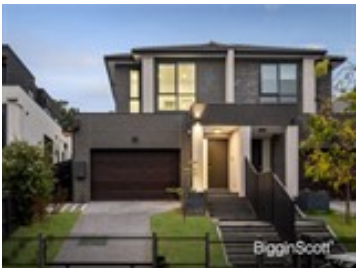


139a Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,630,000
Method: Sold Before Auction
Date: 17/06/2026
Property Type: House (Res)
Land Size: 316 sqm approx



10 Nottingwood St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 348 sqm approx



62 Joseph St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,718,000
Method: Sold Before Auction
Date: 15/04/2026
Property Type: House (Res)
Land Size: 502 sqm approx

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



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