

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

1/3 Dryden Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$822,500 Property Type Unit Suburb Doncaster East

Period - From 01/10/2025 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	2/9 Elizabeth St DONCASTER EAST 3109	\$815,000	06/12/2025
2	1/66 Blackburn Rd DONCASTER EAST 3109	\$780,000	05/11/2025
3	2/30 Paula Cr DONCASTER EAST 3109	\$780,000	21/10/2025

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:

23/02/2026 14:37

1/3 Dryden Street, Doncaster East Vic 3109



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

December quarter 2025: \$822,500

Comparable Properties



2/9 Elizabeth St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$815,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit

Land Size: 348 sqm approx

1/66 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 05/11/2025

Property Type: Unit



2/30 Paula Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 21/10/2025

Property Type: Unit

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



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