

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

63 Dehnert Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$3,300,000

&

\$3,500,000

Median sale price

Median price

\$1,598,000

Property Type

House

Suburb

Doncaster East

Period - From

26/11/2024

to

25/11/2025

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	3 Otway Ct DONCASTER EAST 3109	\$3,400,000	08/11/2025
2	10 Barton St DONCASTER EAST 3109	\$3,500,000	23/07/2025
3			

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:

26/11/2025 11:54

63 Dehnert Street, Doncaster East Vic 3109



 5  5  2

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,500,000
Median House Price
26/11/2024 - 25/11/2025: \$1,598,000

Comparable Properties



3 Otway Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  5  2

Price: \$3,400,000
Method: Private Sale
Date: 08/11/2025
Property Type: House
Land Size: 687 sqm approx



10 Barton St DONCASTER EAST 3109 (VG)

Agent Comments

 5  -  -

Price: \$3,500,000
Method: Sale
Date: 23/07/2025
Property Type: House (Res)
Land Size: 656 sqm approx

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.

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



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