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	78 Rosella Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,519,000

Median sale price

Median price $1,671,900 Property Type House 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	71 Bowen Rd DONCASTER EAST 3109	$1,460,000	27/07/2025
2	6 St Clems Rd DONCASTER EAST 3109	$1,479,000	15/11/2025
3	4 Windella Qdrnt DONCASTER 3108	$1,500,000	13/11/2025

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: 12/01/2026 17:16

78 Rosella Street, Doncaster East Vic 3109

JellisCraig

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au

Indicative Selling Price
$1,519,000
Median House Price
December quarter 2025: $1,671,900



4 2 2

Property Type: House
Land Size: 739 sqm approx

Agent Comments

Comparable Properties



71 Bowen Rd DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,460,000
Method: Private Sale
Date: 27/07/2025
Property Type: House
Land Size: 768 sqm approx

Agent Comments



6 St Clems Rd DONCASTER EAST 3109 (REI)

4 2 3

Price: $1,479,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 844 sqm approx

Agent Comments



4 Windella Qdrnt DONCASTER 3108 (REI)

4 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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