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	24 Morinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,605,500 Property Type House Suburb Doncaster East

Period - From 07/01/2025 to 06/01/2026 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	58 Church Rd DONCASTER 3108	$1,510,000	20/12/2025
2	54 Dryden St DONCASTER EAST 3109	$1,546,300	30/11/2025
3	85 Koonung Rd BLACKBURN NORTH 3130	$1,520,000	29/11/2025

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: 07/01/2026 14:33

24 Morinda Crescent, Doncaster East Vic 3109



3 1 2

Property Type: House
Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
07/01/2025 - 06/01/2026: $1,605,500

Comparable Properties



58 Church Rd DONCASTER 3108 (REI)

4 2 2

Price: $1,510,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



54 Dryden St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,546,300
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments



85 Koonung Rd BLACKBURN NORTH 3130 (REI)

4 2 4

Price: $1,520,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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