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	33 Morinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $2,500,000 & $2,750,000

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	7 Dalkeith Ct DONCASTER EAST 3109	$2,680,000	29/11/2025
2	23 Baratta St DONCASTER EAST 3109	$2,900,000	21/08/2025
3	8 Koala Ct DONCASTER EAST 3109	$2,795,000	08/08/2025

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: 14/01/2026 16:56

33 Morinda Crescent, Doncaster East Vic 3109

JellisCraig

Chris Savvides
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chrissavvides@jelliscraig.com.au

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
December quarter 2025: $1,671,900



4 4 6

Property Type: House
Land Size: 651 sqm approx

Agent Comments

Comparable Properties



7 Dalkeith Ct DONCASTER EAST 3109 (REI)

5 3 3

Price: $2,680,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 777 sqm approx

Agent Comments



23 Baratta St DONCASTER EAST 3109 (VG)

3 - -

Price: $2,900,000
Method: Sale
Date: 21/08/2025
Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments



8 Koala Ct DONCASTER EAST 3109 (REI/VG)

4 3 4

Price: $2,795,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 657 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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