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	30 Bareena Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between $2,700,000 & $2,800,000

Median sale price

Median price $1,618,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 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	33 Morinda Cr DONCASTER EAST 3109	$2,560,000	30/01/2026
2	7 Dalkeith Ct DONCASTER EAST 3109	$2,680,000	29/11/2025
3	5 Caprice Ct TEMPLESTOWE 3106	$2,850,000	17/11/2025

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: 12/03/2026 10:23

30 Bareena Grove, Doncaster East Vic 3109



5 5 4

Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,800,000
Median House Price
Year ending December 2025: $1,618,000

Comparable Properties



33 Morinda Cr DONCASTER EAST 3109 (REI)

4 4 6

Price: $2,560,000
Method: Expression of Interest
Date: 30/01/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



7 Dalkeith Ct DONCASTER EAST 3109 (REI/VG)

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



5 Caprice Ct TEMPLESTOWE 3106 (REI/VG)

5 3 2

Price: $2,850,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 4471 sqm approx

Agent Comments

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

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