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	4a Morinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $2,180,000 & $2,350,000

Median sale price

Median price $1,644,000 Property Type House Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	6 Minaki Av DONCASTER EAST 3109	$2,218,000	28/03/2026
2	30a Ross St DONCASTER EAST 3109	$2,210,000	07/03/2026
3	6a Ross St DONCASTER EAST 3109	$2,200,000	19/02/2026

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: 16/06/2026 18:00

4a Morinda Crescent, Doncaster East Vic 3109



4 3 2

Property Type: House
Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price
$2,180,000 - $2,350,000
Median House Price
March quarter 2026: $1,644,000

Comparable Properties



6 Minaki Av DONCASTER EAST 3109 (REI)

4 3 2

Price: $2,218,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments



30a Ross St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $2,210,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments



6a Ross St DONCASTER EAST 3109 (REI/VG)

4 4 2

Price: $2,200,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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