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	34 Morello Circle, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,260,000

Median sale price

Median price $1,228,888 Property Type Townhouse Suburb Doncaster East

Period - From 24/03/2024 to 23/03/2025 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	9a Castlebar Way TEMPLESTOWE 3106	$1,285,000	20/03/2025
2	36 Leawarra Cr DONCASTER EAST 3109	$1,255,000	26/10/2024
3	426 Serpells Tce DONVALE 3111	$1,235,000	28/09/2024

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: 24/03/2025 11:10

34 Morello Circle, Doncaster East Vic 3109



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,260,000
Median Townhouse Price
24/03/2024 - 23/03/2025: $1,228,888

Comparable Properties



9a Castlebar Way TEMPLESTOWE 3106 (REI)

3 2 2

Price: $1,285,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 357 sqm approx

Agent Comments



36 Leawarra Cr DONCASTER EAST 3109 (REI/VG)

5 2 2

Price: $1,255,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 411 sqm approx

Agent Comments



426 Serpells Tce DONVALE 3111 (REI/VG)

3 2 1

Price: $1,235,000
Method: Private Sale
Date: 28/09/2024
Property Type: House
Land Size: 345 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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