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	9 Leura Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,580,000 & $1,680,000

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	58 Renshaw St DONCASTER EAST 3109	$1,675,000	18/04/2026
2	72 Dryden St DONCASTER EAST 3109	$1,580,000	15/04/2026
3	6 Turnstone St DONCASTER EAST 3109	$1,638,000	08/12/2025

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: 08/05/2026 13:44

9 Leura Street, Doncaster East Vic 3109



2 1 2

Property Type: House
Land Size: 787 sqm approx

Agent Comments

Indicative Selling Price
$1,580,000 - $1,680,000
Median House Price
March quarter 2026: $1,644,000

Comparable Properties



58 Renshaw St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,675,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 4
Property Type: House (Res)
Land Size: 816 sqm approx

Agent Comments



72 Dryden St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,580,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



6 Turnstone St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $1,638,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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