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<br>Including suburb and postcode | 68 Roseland Grove, Doncaster Vic 3108 |

## Indicative selling price

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

Single price $1,349,900

## Median sale price

Median price $1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 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 | 49 Roseland Gr DONCASTER 3108 | $1,385,000 | 15/05/2026 |
| 2 | 15 Rathmullen Qdrnt DONCASTER 3108 | $1,320,000 | 01/04/2026 |
| 3 | 28 Margot Av DONCASTER 3108 | $1,310,000 | 05/03/2026 |

**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: 22/06/2026 12:18

# 68 Roseland Grove, Doncaster Vic 3108

JellisCraig

Adrian Nyariri
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4 2 3

**Property Type:** House
**Land Size:** 860 sqm approx

Agent Comments

**Indicative Selling Price**
$1,349,900
**Median House Price**
Year ending March 2026: $1,558,000

## Comparable Properties



**49 Roseland Gr DONCASTER 3108 (REI)**

4 2 2

**Price:** $1,385,000
**Method:** Private Sale
**Date:** 15/05/2026
**Property Type:** House
**Land Size:** 663 sqm approx

Agent Comments



**15 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)**

4 2 2

**Price:** $1,320,000
**Method:** Sold Before Auction
**Date:** 01/04/2026
**Property Type:** House (Res)
**Land Size:** 651 sqm approx

Agent Comments



**28 Margot Av DONCASTER 3108 (VG)**

4 - -

**Price:** $1,310,000
**Method:** Sale
**Date:** 05/03/2026
**Property Type:** House (Res)
**Land Size:** 663 sqm approx

Agent Comments



REIV THE DIFFERENCE

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