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	10 Dianne Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,470,000 Property Type House Suburb Doncaster East

Period - From 01/04/2026 to 30/06/2026 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	14 Duckett St DONCASTER EAST 3109	$1,304,000	13/06/2026
2	21 Dianne St DONCASTER EAST 3109	$1,245,000	06/06/2026
3	67 Bowen Rd DONCASTER EAST 3109	$1,230,000	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: 29/07/2026 16:18

10 Dianne Street, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
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Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2026: $1,470,000



3 1 2

Property Type: House
Land Size: 737 sqm approx

Agent Comments

Comparable Properties



14 Duckett St DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,304,000
Method: Auction Sale
Date: 13/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



21 Dianne St DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,245,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



67 Bowen Rd DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 776 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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