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	4 Glenview Road, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,849,000

Median sale price

Median price $1,565,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/06/2025 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	104 Beverley St DONCASTER EAST 3109	$1,823,500	02/06/2025
2	5 Craileen St DONVALE 3111	$1,835,000	10/05/2025
3	19 Meryl St DONCASTER EAST 3109	$1,900,000	07/06/2025

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: 18/08/2025 10:44

4 Glenview Road, Doncaster East Vic 3109

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 389 sqm approx

Agent Comments

Indicative Selling Price
$1,849,000
Median House Price
Year ending June 2025: $1,565,000

Comparable Properties



104 Beverley St DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,823,500
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)

Agent Comments



5 Craileen St DONVALE 3111 (REI/VG)

5 3 2

Price: $1,835,000
Method: Private Sale
Date: 10/05/2025
Property Type: House
Land Size: 333 sqm approx

Agent Comments



19 Meryl St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,900,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 365 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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