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	37 Owens 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 & $1,280,000

Median sale price

Median price $1,610,000 Property Type House Suburb Doncaster East

Period - From 05/02/2025 to 04/02/2026 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	10 Landscape Dr DONCASTER EAST 3109	$1,329,000	14/12/2025
2	51 Roseland Gr DONCASTER 3108	$1,300,000	04/12/2025
3	285 Church Rd TEMPLESTOWE 3106	$1,280,000	26/08/2025

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: 05/02/2026 10:35

37 Owens Street, Doncaster East Vic 3109

JellisCraig

Thi Nguyen
8841 4888
0423 027 036
thinguyen@jelliscraig.com.au



4 2 1

Rooms: 6
Property Type: House
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,280,000
Median House Price
05/02/2025 - 04/02/2026: $1,610,000

Comparable Properties



10 Landscape Dr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,329,000
Method: Sold After Auction
Date: 14/12/2025
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



51 Roseland Gr DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



285 Church Rd TEMPLESTOWE 3106 (REI/VG)

4 3 2

Price: $1,280,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 663 sqm approx

Agent Comments

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