

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

2/54 TRACEY STREET DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,556,000

Property type

Other

Suburb

Doncaster East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

2/8 MANTELL STREET DONCASTER EAST VIC 3109	\$1,020,000	19-Jul-25
2/15-17 ROGER STREET DONCASTER EAST VIC 3109	\$988,000	03-Jun-25
2/34 ROSELLA STREET DONCASTER EAST VIC 3109	\$960,000	11-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 18 November 2025



**2/8 MANTELL STREET
DONCASTER EAST VIC 3109**

3 1 2

Sold Price **\$1,020,000** Sold Date **19-Jul-25**

Distance **0.94km**



**2/15-17 ROGER STREET
DONCASTER EAST VIC 3109**

3 1 2

Sold Price **\$988,000** Sold Date **03-Jun-25**

Distance **0.98km**



**2/34 ROSELLA STREET
DONCASTER EAST VIC 3109**

3 1 1

Sold Price ^{RS} **\$960,000** Sold Date **11-Oct-25**

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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