

# 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

23 Boronia Grove, Doncaster East, Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$1,600,000

&

\$1,760,000

### Median sale price

Median price

\$1,626,500

Property type

House

Suburb

Doncaster East

Period - From

01/05/2025

to

30/04/2026

Source



### 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
10 Nottingwood Street, Doncaster East, VIC 3109	\$1,680,000	09/05/2026
48A Darvall Street, Donvale, VIC 3111	\$1,640,000	02/04/2026
5 Woorwarren Lane, Blackburn, VIC 3130	\$1,620,000	02/03/2026

**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: 15/05/2026