

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

8 Baratta Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$2,180,000

Median sale price

Median price

\$1,618,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

to

31/12/2025

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	12 Handley Ct BLACKBURN NORTH 3130	\$2,258,000	28/03/2026
2	30a Ross St DONCASTER EAST 3109	\$2,210,000	07/03/2026
3	6a Ross St DONCASTER EAST 3109	\$2,200,000	19/02/2026

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:

30/03/2026 10:23

8 Baratta Street, Doncaster East Vic 3109



 5  3  2

Property Type: House
Land Size: 736 sqm approx
Agent Comments

Indicative Selling Price
\$2,180,000
Median House Price
Year ending December 2025: \$1,618,000

Comparable Properties



12 Handley Ct BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,258,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 536 sqm approx



30a Ross St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  3  2

Price: \$2,210,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)



6a Ross St DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 4  4  2

Price: \$2,200,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 308 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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