

# 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

16a Gedye Street, Doncaster East Vic 3109
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### Indicative selling price

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

Range between 

\$1,700,000
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 & 

\$1,800,000
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### Median sale price

Median price 

\$1,640,000
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 Property Type 

House
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 Suburb 

Doncaster East
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Period - From 

01/04/2025
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 to 

31/03/2026
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 Source 

REIV
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### 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	5 Supreme PI DONCASTER EAST 3109	\$1,800,000	30/03/2026
2	16 Gedye St DONCASTER EAST 3109	\$1,821,000	14/03/2026
3	22 Celeste St DONCASTER EAST 3109	\$1,800,000	12/11/2025

**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: 

29/04/2026 13:59
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16a Gedye Street, Doncaster East Vic 3109

Pan Zhang  
03 9841 9000  
0410 070 405  
pzhang@bigginscott.com.au



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending March 2026: \$1,640,000

## Comparable Properties



**5 Supreme PI DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** House (Res)  
**Land Size:** 476 sqm approx



**16 Gedye St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,821,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 378 sqm approx



**22 Celeste St DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** House (Res)  
**Land Size:** 345 sqm approx

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



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