

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

6 MORRISON CRESCENT DONCASTER VIC 3108

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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,545,500

Property type

House

Suburb

Doncaster

Period-from

20 Dec 2025

to

20 Jun 2026

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

| | | |
|-------------------------------------|-------------|-----------|
| 23 EILDON STREET DONCASTER VIC 3108 | \$1,500,000 | 14-Jan-26 |
| 5 DAVIS STREET DONCASTER VIC 3108 | \$1,465,000 | 28-Feb-26 |
| 2 MAPLE COURT DONCASTER VIC 3108 | \$1,500,000 | 28-Feb-26 |

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: 20 June 2026