

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

46 Worthing Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$3,380,000

&

\$3,680,000

Median sale price

Median price

\$1,608,888

Property Type

House

Suburb

Doncaster East

Period - From

20/07/2025

to

19/07/2026

Source

Property Data

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	10 Nathan St DONCASTER 3108	\$3,500,000	04/02/2026
2			
3			

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:

20/07/2026 17:28



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Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$3,380,000 - \$3,680,000
Median House Price
20/07/2025 - 19/07/2026: \$1,608,888

Comparable Properties



10 Nathan St DONCASTER 3108 (REI)

Agent Comments

5 5 2

Price: \$3,500,000
Method: Private Sale
Date: 04/02/2026
Property Type: House (Res)
Land Size: 654 sqm approx

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.