

# 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

1 Dalkeith Court, 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)

Price Range

\$2,200,000

&

\$2,400,000

### Median sale price

Median price

\$1,582,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### Comparable property sales

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

13 THOMAS HARDY DRIVE, TEMPLESTOWE VIC 3106

\$2,350,000

12/02/2025

20A PINE WAY, DONCASTER EAST VIC 3109

\$2,308,000

16/12/2024

26 NEDLANDS COURT, DONCASTER EAST VIC 3109

\$2,320,000

23/11/2024

This Statement of Information was prepared on: 12/05/2025