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	1 Haig Court, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$1,689,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	5 Sherbrooke Ct DONCASTER EAST 3109	\$1,023,000	05/07/2025
2	4 Cerberus St DONVALE 3111	\$931,500	05/04/2025
3	2 Haig Ct DONCASTER EAST 3109	\$1,200,000	12/03/2025

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable В* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2025 11:33









Property Type: House Land Size: 691 sqm approx

Agent Comments

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.

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** September quarter 2025: \$1,689,000

Comparable Properties



5 Sherbrooke Ct DONCASTER EAST 3109 (REI/VG)

Price: \$1,023,000

Method: Sold After Auction

Date: 05/07/2025

Property Type: House (Res) Land Size: 702 sqm approx

Agent Comments



4 Cerberus St DONVALE 3111 (REI/VG)





Agent Comments

Price: \$931,500 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 651 sqm approx

2 Haig Ct DONCASTER EAST 3109 (REI/VG)

Price: \$1,200,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: House (Res) Land Size: 673 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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