## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

103 Landscape Drive, Doncaster East Vic 3109

#### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000	Range between	\$1,550,000	&	\$1,650,000
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#### 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	11 Apple Gum Gr DONCASTER EAST 3109	\$1,615,000	15/11/2025
2	16 Heysen Gr DONCASTER EAST 3109	\$1,430,000	11/10/2025
3	51 Hunt St DONVALE 3111	\$1,450,000	14/08/2025

#### OR

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

This Statement of Information was prepared on:	02/12/2025 12:44









**Property Type:** House (Res) **Land Size:** 688 sqm approx Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price September quarter 2025: \$1,689,000

# Comparable Properties



11 Apple Gum Gr DONCASTER EAST 3109 (REI)

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4

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**3** 2

**Agent Comments** 

**Price:** \$1,615,000 **Method:** Auction Sale **Date:** 15/11/2025

**Property Type:** House (Res) **Land Size:** 824 sqm approx



16 Heysen Gr DONCASTER EAST 3109 (REI)

4



2

**3** 

**Agent Comments** 

**Price:** \$1,430,000 **Method:** Auction Sale **Date:** 11/10/2025

**Property Type:** House (Res) **Land Size:** 576 sqm approx



51 Hunt St DONVALE 3111 (REI/VG)

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Price: \$1,450,000

Method: Sold Before Auction

Date: 14/08/2025

**Property Type:** House (Res) **Land Size:** 650 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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