

## 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

13 Sandhurst Avenue, Doncaster East
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range Between 

\$1,695,000
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 & 

\$1,795,000
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### Median sale price

Median price 

\$1,565,000
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 Property type 

House
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 Suburb 

Doncaster East
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Period - From 

April 2025
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 to 

June 2025
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 Source 

REIV
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### Comparable property sales

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. 32 Barrabool Street, Doncaster East	\$ 1,685,000	10/05/2025
2. 8 Mowbray Court, Doncaster East	\$ 1,700,000	13/09/2025
3. 16 Gaudion Road, Doncaster East	\$ 1,683,500	28/06/2025

This Statement of Information was prepared on: 

12/12/2025
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## Comparable properties



**\$ 1,685,000**

32 Barrabool Street, Doncaster East, Victoria

DATE: 10/05/2025

PROPERTY TYPE: HOUSE

 4  2  
 2  650sqm



**\$ 1,700,000**

8 Mowbray Court, Doncaster East, Victoria

DATE: 13/09/2025

PROPERTY TYPE: HOUSE

 4  2  
 2  656 sqm



**\$ 1,683,500**

16 Gaudion Road, Doncaster East, Victoria

DATE: 28/06/2025

PROPERTY TYPE: HOUSE

 4  2  
 2  678 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee