

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

19 Montreal Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2024

to

30/06/2025

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	Price	Date of sale
1	29 Templemore Dr TEMPLESTOWE 3106	\$1,589,000	23/08/2025
2	25 Tidcombe Cr DONCASTER EAST 3109	\$1,552,000	02/08/2025
3	6 Newstead Ct DONCASTER EAST 3109	\$1,477,000	08/03/2025

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:

16/09/2025 15:38



Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

Year ending June 2025: \$1,565,000

Comparable Properties



29 Templemore Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,589,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 948 sqm approx



25 Tidcombe Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,552,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 650 sqm approx



6 Newstead Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,477,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 830 sqm approx