

# 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

35 Devon Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$968,000 & \$1,050,000

### Median sale price

Median price \$1,205,000 Property Type Townhouse Suburb Doncaster East

Period - From 06/06/2024 to 05/06/2025 Source Property Data

### 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	11/25 Cavalier St DONCASTER EAST 3109	\$1,037,000	10/05/2025
2	4/878 Doncaster Rd DONCASTER EAST 3109	\$950,000	23/03/2025
3	3/4 Elvie St DONCASTER EAST 3109	\$1,018,000	15/03/2025

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:

06/06/2025 14:20

35 Devon Drive, Doncaster East Vic 3109



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$968,000 - \$1,050,000  
**Median Townhouse Price**  
06/06/2024 - 05/06/2025: \$1,205,000

## Comparable Properties



**11/25 Cavalier St DONCASTER EAST 3109 (REI)**

Agent Comments

4   2   1

**Price:** \$1,037,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 157 sqm approx



**4/878 Doncaster Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 23/03/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 200 sqm approx



**3/4 Elvie St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$1,018,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 165 sqm approx

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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