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

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)

4 2 1

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

Agent Comments



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

3 2 2

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

Agent Comments



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

3 2 1

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

Agent Comments

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

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