Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5 Sherwood Court, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
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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

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1	4 Towong Ct DONCASTER EAST 3109	\$1,493,000	21/06/2025
2	7 Friars Ct DONCASTER EAST 3109	\$1,350,000	21/06/2025
3	3 Woorarra Av DONCASTER EAST 3109	\$1,480,500	17/04/2025

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:	27/10/2025 13:27



Date of sale





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Property Type: House **Land Size:** 653 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price September quarter 2025: \$1,689,000

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.

Comparable Properties



4 Towong Ct DONCASTER EAST 3109 (REI/VG)

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Price: \$1,493,000 **Method:** Auction Sale **Date:** 21/06/2025

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



7 Friars Ct DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$1,350,000 **Method:** Auction Sale **Date:** 21/06/2025

Rooms: 5

Property Type: House (Res) Land Size: 648 sqm approx

3 Woorarra Av DONCASTER EAST 3109 (REI/VG)



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a 2

Agent Comments



Price: \$1,480,500 **Method:** Auction Sale **Date:** 17/04/2025

Property Type: House (Res) **Land Size:** 726 sqm approx

Account - Barry Plant | P: 03 9842 8888



