

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

54 Polaris 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

&

\$1,550,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

10/10/2024

to

09/10/2025

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	34 Jocelyn Ct DONCASTER EAST 3109	\$1,530,500	30/08/2025
2	4 Towong Ct DONCASTER EAST 3109	\$1,493,000	21/06/2025
3	22 Highfield Rd DONCASTER EAST 3109	\$1,510,000	24/05/2025

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:

10/10/2025 14:21

54 Polaris Drive, Doncaster East Vic 3109



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
10/10/2024 - 09/10/2025: \$1,570,000

Comparable Properties



34 Jocelyn Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,530,500
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 791 sqm approx



4 Towong Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,493,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 651 sqm approx



22 Highfield Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 651 sqm approx

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



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