

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

60 Deep Creek Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5 St James Ct DONCASTER EAST 3109	\$1,780,000	04/08/2025
2	4 Simone Cr DONCASTER EAST 3109	\$2,050,000	21/03/2025
3	54 Tidcombe Cr DONCASTER EAST 3109	\$2,000,000	15/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/08/2025 11:47

Maggie Sun

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Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

June quarter 2025: \$1,565,000



5 3 2

Property Type: House

Land Size: 1607 sqm approx

Agent Comments

Comparable Properties



5 St James Ct DONCASTER EAST 3109 (REI)

5 2 2

Agent Comments

Price: \$1,780,000

Method: Private Sale

Date: 04/08/2025

Property Type: House

Land Size: 935 sqm approx



4 Simone Cr DONCASTER EAST 3109 (REI)

4 3 5

Agent Comments

4 beds with multiple living area

Price: \$2,050,000

Method: Private Sale

Date: 21/03/2025

Rooms: 6

Property Type: House (Res)

Land Size: 1617 sqm approx



54 Tidcombe Cr DONCASTER EAST 3109 (REI)

4 2 3

Agent Comments

4 beds plus study

Price: \$2,000,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 774 sqm approx