

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

7 Dundas Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2024

to

31/12/2024

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	Price	Date of sale
1	7 Old Orchard Way DONCASTER 3108	\$1,451,000	12/03/2025
2	19 Norman St DONCASTER EAST 3109	\$1,350,000	25/01/2025
3	7 Barrabool St DONCASTER EAST 3109	\$1,400,000	19/12/2024

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:

29/03/2025 16:43



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Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2024: \$1,525,000

Comparable Properties



7 Old Orchard Way DONCASTER 3108 (REI)

Agent Comments

4 1 1

Price: \$1,451,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 652 sqm approx



19 Norman St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Auction Sale
Date: 25/01/2025
Property Type: House
Land Size: 659 sqm approx



7 Barrabool St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,400,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 648 sqm approx