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	7 Keir Avenue, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$1,6	89,000 Pr	operty Type	House		Suburb	Doncaster East
Period - From 01/0	7/2025 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

Address of comparable property		1 1100	Date of Sale
1	10 Devon Dr DONCASTER EAST 3109	\$3,535,000	04/10/2025
2	57 Polaris Dr DONCASTER EAST 3109	\$3,888,000	02/10/2025
3	3 Otway Ct DONCASTER EAST 3109	\$3,400,000	08/11/2025

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:	18/11/2025 10:13



Date of sale







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

Agent Comments

Indicative Selling Price \$3,680,000 - \$3,750,000 Median House Price September quarter 2025: \$1,689,000

Comparable Properties

10 Devon Dr DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$3,535,000

Method:

Date: 04/10/2025 **Property Type:** House

57 Polaris Dr DONCASTER EAST 3109 (REI)

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Agent Comments

Agent Comments

Price: \$3,888,000

Method:

Date: 02/10/2025 Property Type: House

3 Otway Ct DONCASTER EAST 3109 (REI)

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Price: \$3,400,000 Method: Private Sale Date: 08/11/2025 Property Type: House Land Size: 687 sgm approx

Account - Barry Plant | P: 03 9842 8888





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