

# 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 Sanders Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,555,000

### Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster East

Period - From 11/08/2024

to 10/08/2025

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 | 5a Pine Way DONCASTER EAST 3109    | \$1,560,000 | 14/06/2025   |
| 2 | 19 Abelia St DONCASTER EAST 3109   | \$1,575,000 | 07/06/2025   |
| 3 | 12 Snow Gum Rd DONCASTER EAST 3109 | \$1,514,000 | 31/05/2025   |

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:

11/08/2025 16:05



4   2   2

Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$1,555,000  
Median House Price  
11/08/2024 - 10/08/2025: \$1,560,000

Comparable Properties



5a Pine Way DONCASTER EAST 3109 (REI)

Agent Comments

4   2   2

Price: \$1,560,000  
Method: Auction Sale  
Date: 14/06/2025  
Property Type: House (Res)  
Land Size: 400 sqm approx



19 Abelia St DONCASTER EAST 3109 (REI)

Agent Comments

4   3   1

Price: \$1,575,000  
Method: Auction Sale  
Date: 07/06/2025  
Property Type: House (Res)  
Land Size: 651 sqm approx



12 Snow Gum Rd DONCASTER EAST 3109 (REI)

Agent Comments

4   2   2

Price: \$1,514,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: House (Res)  
Land Size: 763 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088