

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

78 Canopus Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

to

31/03/2025

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	Price	Date of sale
1	54 Tunstall Rd DONVALE 3111	\$1,350,000	05/04/2025
2	5 Saturn Tce DONCASTER EAST 3109	\$1,300,000	20/11/2024
3	65 Polaris Dr DONCASTER EAST 3109	\$1,250,000	07/11/2024

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:

22/04/2025 16:15



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Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,380,000
Median House Price
 March quarter 2025: \$1,570,000

Comparable Properties

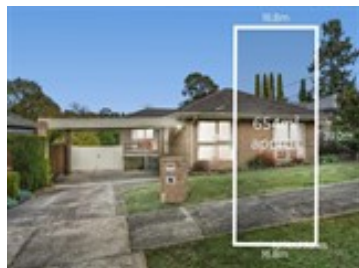


54 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

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 3

Price: \$1,350,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: House (Res)
Land Size: 654 sqm approx



5 Saturn Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments

3
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Price: \$1,300,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 654 sqm approx



65 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
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 2

Price: \$1,250,000
Method: Private Sale
Date: 07/11/2024
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Barry Plant | P: 03 9842 8888