### 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	9 Sandhurst Avenue, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,689,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2025	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 Price Date of sale 1 2 Merrigum Ct DONCASTER 3108 \$1,485,000 12/08/2025

	G	,	
2	8 Moore Dr DONCASTER EAST 3109	\$1,500,000	10/07/2025
3	13 Nathan St DONCASTER 3108	\$1,590,000	11/06/2025

#### 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:	28/10/2025 10:36













Property Type: House Land Size: 650 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,500,000 - \$1,600,000 **Median House Price** September quarter 2025: \$1,689,000

# Comparable Properties



2 Merrigum Ct DONCASTER 3108 (REI)

Price: \$1,485,000 Method: Private Sale Date: 12/08/2025 **Property Type:** House Land Size: 731 sqm approx **Agent Comments** 



8 Moore Dr DONCASTER EAST 3109 (REI)

Price: \$1,500,000 Method: Private Sale Date: 10/07/2025

Property Type: House (Res) Land Size: 650 sqm approx **Agent Comments** 



13 Nathan St DONCASTER 3108 (VG)

Price: \$1,590,000 Method: Sale Date: 11/06/2025

Property Type: House (Res) Land Size: 676 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



