

# 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 Polaris Drive, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 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	14 Inglewood CI DONCASTER EAST 3109	\$1,762,000	28/02/2026
2	65A Maggs St DONCASTER EAST 3109	\$1,660,000	26/11/2025
3	22 Celeste St DONCASTER EAST 3109	\$1,800,000	12/11/2025

**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:

19/03/2026 12:14

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4 3 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

December quarter 2025: \$1,671,900

## Comparable Properties



**14 Inglewood CI DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,762,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 329 sqm approx



**65A Maggs St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,660,000

**Method:** Sold Before Auction

**Date:** 26/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 385 sqm approx



**22 Celeste St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** House (Res)

**Land Size:** 345 sqm approx

**Account - Jellis Craig | P: 03 8841 4888**