

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 41 Schafter Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,621,000 Property Type House Suburb Doncaster East

Period - From 24/02/2025 to 23/02/2026 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	10 Fernlea Cr DONCASTER EAST 3109	\$1,675,000	07/02/2026
2	2 Crestmont Ct DONCASTER EAST 3109	\$1,600,000	15/11/2025
3	11 Apple Gum Gr DONCASTER EAST 3109	\$1,615,000	15/11/2025

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: 24/02/2026 10:08



 4  2  2

Rooms: 9
Property Type: House
Land Size: 782 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 24/02/2025 - 23/02/2026: \$1,621,000

Comparable Properties



10 Fernlea Cr DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,675,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 800 sqm approx



2 Crestmont Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,600,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 767 sqm approx



11 Apple Gum Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,615,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 824 sqm approx

Account - Hoskins | P: 03 9722 9755