

# 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

10 Sabason Court, 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,618,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 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	8 Burge Ct DONCASTER EAST 3109	\$1,510,000	22/11/2025
2	6 St Clems Rd DONCASTER EAST 3109	\$1,479,000	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:

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4 2 4

**Property Type:** House  
**Land Size:** 743 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
Year ending December 2025: \$1,618,000

## Comparable Properties



**8 Burge Ct DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 801 sqm approx



**6 St Clems Rd DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)

4 2 3

**Price:** \$1,479,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 844 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

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