

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 43-45 Deep Creek Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

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	60 Deep Creek Dr DONCASTER EAST 3109	\$1,750,000	04/02/2026
2	2 Navel Row DONCASTER EAST 3109	\$1,820,000	05/12/2025
3			

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.~~

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4 2 3

Property Type: House
Land Size: 1590 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
December quarter 2025: \$1,671,900

Comparable Properties



60 Deep Creek Dr DONCASTER EAST 3109 (REI)

[Agent Comments](#)

5 3 2

Price: \$1,750,000
Method: Private Sale
Date: 04/02/2026
Property Type: House (Res)
Land Size: 1607 sqm approx



2 Navel Row DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,820,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 890 sqm approx

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.