

# 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 32 Snow Gum Road, 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)

Single price \$1,428,000

### 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	30 Polaris Dr DONCASTER EAST 3109	\$1,415,000	20/02/2026
2	11 Argus Cr DONCASTER EAST 3109	\$1,426,000	18/12/2025
3	10 Landscape Dr DONCASTER EAST 3109	\$1,329,000	14/12/2025

**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:

02/03/2026 10:03



 4   
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  2

**Property Type:** House (Res)

**Land Size:** 737 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,428,000

**Median House Price**

December quarter 2025: \$1,671,900

## Comparable Properties



**30 Polaris Dr DONCASTER EAST 3109 (REI)**

Agent Comments

 4   
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**Price:** \$1,415,000

**Method:** Private Sale

**Date:** 20/02/2026

**Property Type:** House

**Land Size:** 657 sqm approx



**11 Argus Cr DONCASTER EAST 3109 (REI)**

Agent Comments

 4   
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  2

**Price:** \$1,426,000

**Method:** Private Sale

**Date:** 18/12/2025

**Property Type:** House

**Land Size:** 734 sqm approx



**10 Landscape Dr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

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  2

**Price:** \$1,329,000

**Method:** Sold After Auction

**Date:** 14/12/2025

**Property Type:** House (Res)

**Land Size:** 658 sqm approx

Account - Barry Plant | P: 03 9842 8888



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