

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

13 Sandhurst Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	3 Orion PI DONCASTER EAST 3109	\$1,500,000	22/11/2025
2	41 Woodlea St DONCASTER EAST 3109	\$1,621,000	18/10/2025
3	18 Rubicon Cr DONCASTER 3108	\$1,568,000	17/09/2025

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:

27/02/2026 10:39

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5 2 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2025: \$1,618,000

Comparable Properties



3 Orion PI DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,500,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 657 sqm approx



41 Woodlea St DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,621,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 634 sqm approx



18 Rubicon Cr DONCASTER 3108 (REI/VG)

[Agent Comments](#)

5 3 2

Price: \$1,568,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 662 sqm approx

Account - Jellis Craig | P: 03 8841 4888