

# 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 241 Andersons Creek 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)

Range between \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,689,000 Property Type House Suburb Doncaster East

Period - From 01/07/2025 to 30/09/2025 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	7 Shelley Ct TEMPLESTOWE 3106	\$1,390,000	31/08/2025
2	48 Deep Creek Dr DONCASTER EAST 3109	\$1,350,000	23/08/2025
3	82 Pine Hill Dr DONCASTER EAST 3109	\$1,380,000	17/05/2025

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: 23/10/2025 14:30



4 2 2

**Property Type:** House (Res)

**Land Size:** 785 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,280,000 - \$1,380,000

**Median House Price**

September quarter 2025: \$1,689,000

## Comparable Properties



**7 Shelley Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

4 2 2

**Price:** \$1,390,000

**Method:** Sold Before Auction

**Date:** 31/08/2025

**Property Type:** House (Res)

**Land Size:** 758 sqm approx



**48 Deep Creek Dr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 859 sqm approx

**82 Pine Hill Dr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** House (Res)

**Land Size:** 797 sqm approx

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