

## 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

7 ALTONA 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) (\*Delete single price or range as applicable)

Single Price

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

3 SUPREME PLACE DONCASTER EAST VIC 3109	\$1,610,000	15-Aug-25
15 ACACIA STREET DONCASTER EAST VIC 3109	\$1,557,000	29-Jul-25
33 KIEWA STREET DONCASTER VIC 3108	\$1,488,000	23-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 29 September 2025


**3 SUPREME PLACE DONCASTER  
EAST VIC 3109**

4 2 2

 Sold Price **\$1,610,000** Sold Date **15-Aug-25**

 Distance **0.18km**

**15 ACACIA STREET DONCASTER  
EAST VIC 3109**

4 1 2

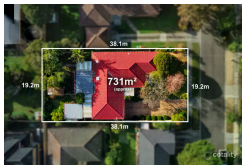
 Sold Price <sup>RS</sup> **\$1,557,000** Sold Date **29-Jul-25**

 Distance **0.38km**

**33 KIEWA STREET DONCASTER  
VIC 3108**

3 1 2

 Sold Price <sup>RS</sup> **\$1,488,000** Sold Date **23-Aug-25**

 Distance **0.5km**

**2 MERRIGUM COURT DONCASTER  
VIC 3108**

4 1 2

 Sold Price <sup>RS</sup> **\$1,485,000** Sold Date **12-Aug-25**

 Distance **0.96km**

**78 WHITTENS LANE DONCASTER  
VIC 3108**

3 1 1

 Sold Price <sup>RS</sup> **\$1,510,000** Sold Date **19-Jul-25**

 Distance **1.1km**

**31 CASSOWARY STREET  
DONCASTER EAST VIC 3109**

3 1 2

 Sold Price <sup>RS</sup> **\$1,610,000** Sold Date **23-Aug-25**

 Distance **1.26km**
**RS** = Recent sale      **UN** = Undisclosed Sale

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