

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

10 Pickering Place, 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

\$1,671,900

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.

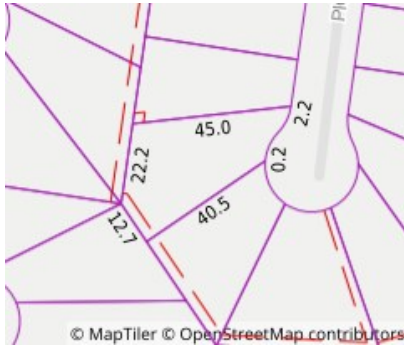
	Address of comparable property	Price	Date of sale
1	224 Andersons Creek Rd DONCASTER EAST 3109	\$1,488,800	27/01/2026
2	8 Lyons PI DONCASTER EAST 3109	\$1,530,500	15/11/2025
3	2 Darren Rise DONCASTER EAST 3109	\$1,640,000	13/09/2025

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:

27/01/2026 15:32



 4  3  2

Property Type: House
Land Size: 1001 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 December quarter 2025: \$1,671,900

Comparable Properties



224 Andersons Creek Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,488,800
Method: Private Sale
Date: 27/01/2026
Property Type: House



8 Lyons Pl DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,530,500
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 835 sqm approx



2 Darren Rise DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,640,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Account - Barry Plant | P: 03 9842 8888