

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 190 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,644,000 Property Type House Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	1/267 Porter St TEMPLESTOWE 3106	\$1,550,000	11/04/2026
2	27 Templemore Dr TEMPLESTOWE 3106	\$1,928,888	25/02/2026
3			

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: 20/05/2026 15:08



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  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

March quarter 2026: \$1,644,000

Comparable Properties



1/267 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

 4
  2
  2

Price: \$1,550,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)



27 Templemore Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4
  4
  2

Price: \$1,928,888

Method: Private Sale

Date: 25/02/2026

Property Type: Townhouse (Res)

Land Size: 470 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



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