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	31 Banool Quadrant, 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 $1,689,000 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	10 Landscape Dr DONCASTER EAST 3109	$1,329,000	14/12/2025
2	54 Dryden St DONCASTER EAST 3109	$1,546,300	30/11/2025
3	5 Anita Ct DONCASTER EAST 3109	$1,450,000	15/11/2025

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: 22/12/2025 17:27

31 Banool Quadrant, Doncaster East Vic 3109



3 1 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2025: $1,689,000

Comparable Properties



10 Landscape Dr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,329,000
Method: Sold After Auction
Date: 14/12/2025
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



54 Dryden St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,546,300
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments



5 Anita Ct DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,450,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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