

# 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

79 Bowen 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

\$1,100,000

&

\$1,150,000

### 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	2 Pictor Ct DONVALE 3111	\$1,175,000	28/03/2026
2	1 Colwyn Ct DONVALE 3111	\$1,200,000	14/03/2026
3	67 Bowen Rd DONCASTER EAST 3109	\$1,230,000	05/03/2026

**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:

28/05/2026 18:30



3   
 2   
 2

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median House Price**

March quarter 2026: \$1,644,000

## Comparable Properties



**2 Pictor Ct DONVALE 3111 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**1 Colwyn Ct DONVALE 3111 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 778 sqm approx



**67 Bowen Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 05/03/2026

**Property Type:** House

**Land Size:** 776 sqm approx

Account - Barry Plant | P: 03 9842 8888