

# 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 81 Canopus Drive, 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 \$3,650,000 & \$3,850,000

### 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	9 Lantana St DONCASTER EAST 3109	\$3,650,000	29/11/2025
2	3 Otway Ct DONCASTER EAST 3109	\$3,400,000	08/11/2025
3	57 Polaris Dr DONCASTER EAST 3109	\$3,880,000	02/10/2025

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: 03/02/2026 16:02



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**Property Type:** House  
**Land Size:** 654 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,650,000 - \$3,850,000  
**Median House Price**  
December quarter 2025: \$1,671,900

## Comparable Properties



**9 Lantana St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

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**Price:** \$3,650,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** House  
**Land Size:** 650 sqm approx



**3 Otway Ct DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 5  5  2

**Price:** \$3,400,000  
**Method:** Private Sale  
**Date:** 08/11/2025  
**Property Type:** House  
**Land Size:** 687 sqm approx



**57 Polaris Dr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 5  5  2

**Price:** \$3,880,000  
**Method:** Sold Before Auction  
**Date:** 02/10/2025  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx

**Account - Barry Plant | P: 03 9842 8888**