

# 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

76 Deep Creek 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)

Single price

\$2,790,000

### 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	2 Tikalara PI TEMPLESTOWE 3106	\$2,750,000	09/10/2025
2	4 Concord Rise TEMPLESTOWE 3106	\$2,825,000	19/06/2025
3	5 Campbell Ct WARRANDYTE 3113	\$2,530,000	29/05/2025

**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:

24/11/2025 13:17

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**Indicative Selling Price**

\$2,790,000

**Median House Price**

September quarter 2025: \$1,689,000



5 3 3

**Property Type:** House

**Land Size:** 1604 sqm approx

Agent Comments

## Comparable Properties



**2 Tikalara PI TEMPLESTOWE 3106 (REI)**

Agent Comments

5 3 2

**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** House (Res)



**4 Concord Rise TEMPLESTOWE 3106 (REI)**

Agent Comments

5 3 5

**Price:** \$2,825,000

**Method:** Private Sale

**Date:** 19/06/2025

**Property Type:** House (Res)

**Land Size:** 4000 sqm approx



**5 Campbell Ct WARRANDYTE 3113 (REI)**

Agent Comments

6 4 4

**Price:** \$2,530,000

**Method:** Private Sale

**Date:** 29/05/2025

**Property Type:** House

**Land Size:** 4048 sqm approx

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