

## 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 76 Deep Creek Drive, Doncaster East Vic 3109  
Including suburb and postcode

#### Indicative selling price

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

Range between \$2,780,000 & \$2,830,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,689,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Doncaster East</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	36 Oakland Dr WARRANDYTE 3113	\$2,160,000	08/12/2025
2	3 Rochelle Ct DONCASTER EAST 3109	\$2,450,000	06/12/2025
3	2 Tikalara PI TEMPLESTOWE 3106	\$2,750,000	09/10/2025

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:

22/12/2025 20:01



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**Property Type:** House

**Land Size:** 1604 sqm approx

Agent Comments

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**Indicative Selling Price**

\$2,780,000 - \$2,830,000

**Median House Price**

September quarter 2025: \$1,689,000

## Comparable Properties



**36 Oakland Dr WARRANDYTE 3113 (REI)**



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Agent Comments

**Price:** \$2,160,000

**Method:** Private Sale

**Date:** 08/12/2025

**Property Type:** House (Res)

**Land Size:** 4000 sqm approx



**3 Rochelle Ct DONCASTER EAST 3109 (REI)**



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Agent Comments

**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 1730 sqm approx



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



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Agent Comments

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

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** House (Res)

Account - Barry Plant | P: 03 9842 8888