

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

Range between \$2,780,000

&

\$2,830,000

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	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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Indicative Selling Price

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

Median House Price

September quarter 2025: \$1,689,000



 5  3  3

Property Type: House

Land Size: 1604 sqm approx

Agent Comments

Comparable Properties



36 Oakland Dr WARRANDYTE 3113 (REI)

Agent Comments

 6  5  4

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)

Agent Comments

 5  3  3

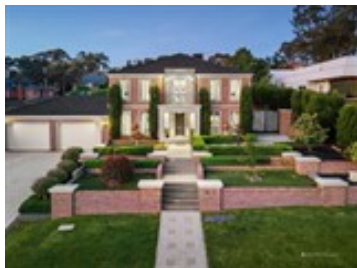
Price: \$2,450,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 1730 sqm approx



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)

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