

# 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 48 Dryden Street, 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 \$1,350,000 & \$1,450,000

### 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	5 Sherwood Ct DONCASTER EAST 3109	\$1,380,000	31/12/2025
2	5 Anita Ct DONCASTER EAST 3109	\$1,450,000	15/11/2025
3	7 Friars Ct DONCASTER EAST 3109	\$1,350,000	21/06/2025

**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: 25/02/2026 13:02



3   2   2

**Property Type:** House  
**Land Size:** 767 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,450,000  
**Median House Price**  
 December quarter 2025: \$1,671,900

## Comparable Properties



**5 Sherwood Ct DONCASTER EAST 3109 (REI)**

Agent Comments

3   1   2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 31/12/2025  
**Property Type:** House  
**Land Size:** 653 sqm approx



**5 Anita Ct DONCASTER EAST 3109 (REI)**

Agent Comments

3   2   2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



**7 Friars Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx

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