

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
10 Guildford Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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	15 Crestmont Ct DONCASTER EAST 3109	\$1,650,000	15/11/2025
2	268 Serpells Rd TEMPLESTOWE 3106	\$2,118,000	18/10/2025
3	7 Catherine Av DONCASTER EAST 3109	\$1,742,800	25/08/2025

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:

13/01/2026 10:55

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Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price

December quarter 2025: \$1,671,900



Property Type: House
Land Size: 706 sqm approx

[Agent Comments](#)

Comparable Properties



15 Crestmont Ct DONCASTER EAST 3109 (REI)



Price: \$1,650,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 808 sqm approx

[Agent Comments](#)



268 Serpells Rd TEMPLESTOWE 3106 (REI)



Price: \$2,118,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 777 sqm approx

[Agent Comments](#)



7 Catherine Av DONCASTER EAST 3109 (REI)



Price: \$1,742,800
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 753 sqm approx

[Agent Comments](#)

Account - Barry Plant | P: 03 9842 8888