

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

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2025: \$1,671,900



 6  4  2

Property Type: House

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



15 Crestmont Ct DONCASTER EAST 3109 (REI)

Agent Comments

 6  3  2

Price: \$1,650,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 808 sqm approx



268 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 6  3  2

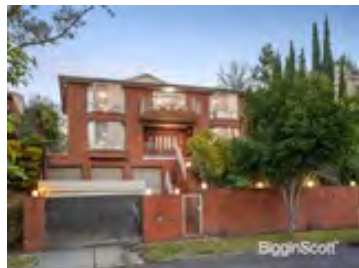
Price: \$2,118,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 777 sqm approx



7 Catherine Av DONCASTER EAST 3109 (REI)

Agent Comments

 7  6  3

Price: \$1,742,800

Method: Private Sale

Date: 25/08/2025

Property Type: House

Land Size: 753 sqm approx

Account - Barry Plant | P: 03 9842 8888