

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

103 Landscape Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

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.

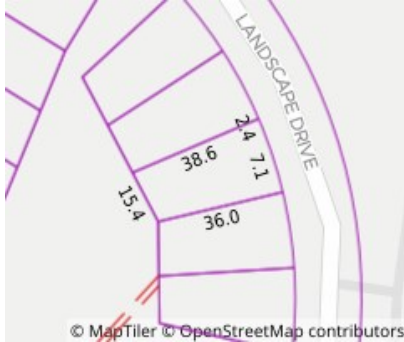
	Address of comparable property	Price	Date of sale
1	11 Apple Gum Gr DONCASTER EAST 3109	\$1,615,000	15/11/2025
2	16 Heysen Gr DONCASTER EAST 3109	\$1,430,000	11/10/2025
3	51 Hunt St DONVALE 3111	\$1,450,000	14/08/2025

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:

02/12/2025 12:44



4
 2
 2

Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

September quarter 2025: \$1,689,000

Comparable Properties



11 Apple Gum Gr DONCASTER EAST 3109 (REI)

Agent Comments

4
 2
 2

Price: \$1,615,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 824 sqm approx



16 Heysen Gr DONCASTER EAST 3109 (REI)

Agent Comments

4
 2
 2

Price: \$1,430,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 576 sqm approx



51 Hunt St DONVALE 3111 (REI/VG)

Agent Comments

4
 2
 4

Price: \$1,450,000

Method: Sold Before Auction

Date: 14/08/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888