

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

Single price

\$1,700,000

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	32 Taunton St DONCASTER EAST 3109	\$1,690,000	18/02/2026
2	11 Apple Gum Gr DONCASTER EAST 3109	\$1,615,000	15/11/2025
3	16 Heysen Gr DONCASTER EAST 3109	\$1,430,000	11/10/2025

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:

23/03/2026 10:29



 4  2  2

Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties



32 Taunton St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,690,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 790 sqm approx



11 Apple Gum Gr DONCASTER EAST 3109 (REI/VG)

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/VG)

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

Account - Barry Plant | P: 03 9842 8888