

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

13 Laurie Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,638,000 Property Type House Suburb Doncaster East

Period - From 14/05/2025 to 13/05/2026 Source Property Data

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	1 Pine Hill Dr DONCASTER EAST 3109	\$1,270,000	17/04/2026
2	16a Flowerdrum CI TEMPLESTOWE 3106	\$1,238,000	13/12/2025
3	14 Woodlands Edg TEMPLESTOWE 3106	\$1,230,000	29/11/2025

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:

14/05/2026 15:46



4
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 2

Property Type: House (Res)

Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

14/05/2025 - 13/05/2026: \$1,638,000

Comparable Properties



1 Pine Hill Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
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 2

Price: \$1,270,000

Method: Private Sale

Date: 17/04/2026

Property Type: House (Res)

Land Size: 301 sqm approx



16a Flowerdrum Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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 3
 2

Price: \$1,238,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 418 sqm approx

14 Woodlands Edg TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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 2

Price: \$1,230,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 356 sqm approx

Account - Barry Plant | P: 03 9874 3355



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