

# 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 9 Meldrum Close, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### 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	18 Saxonwood Dr DONCASTER EAST 3109	\$1,505,000	14/03/2026
2	32 Arawata Dr DONCASTER EAST 3109	\$1,355,000	05/03/2026
3	10 Landscape Dr DONCASTER EAST 3109	\$1,329,000	14/12/2025

**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: 07/04/2026 17:12



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**Property Type:** House  
**Land Size:** 553 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,450,000  
**Median House Price**  
 December quarter 2025: \$1,671,900

## Comparable Properties



**18 Saxonwood Dr DONCASTER EAST 3109 (REI)**

Agent Comments

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**Price:** \$1,505,000  
**Method:** Private Sale  
**Date:** 14/03/2026  
**Property Type:** House  
**Land Size:** 666 sqm approx



**32 Arawata Dr DONCASTER EAST 3109 (REI)**

Agent Comments

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**Price:** \$1,355,000  
**Method:** Private Sale  
**Date:** 05/03/2026  
**Property Type:** House  
**Land Size:** 674 sqm approx



**10 Landscape Dr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

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**Price:** \$1,329,000  
**Method:** Sold After Auction  
**Date:** 14/12/2025  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx

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