

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

1 Montreal Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	7 Montreal Dr DONCASTER EAST 3109	\$1,680,000	08/11/2025
2	3 Tidcombe Cr DONCASTER EAST 3109	\$1,730,000	06/11/2025
3	12 Tidcombe Cr DONCASTER EAST 3109	\$1,720,000	10/10/2025

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:

05/03/2026 15:09



 5  3  2

Property Type: House (Res)
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
December quarter 2025: \$1,671,900

Comparable Properties



7 Montreal Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,680,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 787 sqm approx



3 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,730,000
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 892 sqm approx



12 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,720,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: House (Res)
Land Size: 835 sqm approx

Account - Barry Plant | P: 03 9842 8888