

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 Newstead Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2026

to

30/06/2026

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	78 Santa Rosa Blvd DONCASTER EAST 3109	\$1,195,000	25/07/2026
2	4 Catherine Av DONCASTER EAST 3109	\$1,220,000	15/06/2026
3	8 Templemore Dr TEMPLESTOWE 3106	\$1,100,000	28/02/2026

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:

31/07/2026 11:10



4 2 2

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2026: \$1,470,000

Comparable Properties



78 Santa Rosa Blvd DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,195,000
Method: Private Sale
Date: 25/07/2026
Property Type: House
Land Size: 867 sqm approx



4 Catherine Av DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,220,000
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)
Land Size: 642 sqm approx



8 Templemore Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 789 sqm approx

Account - Barry Plant | P: 03 9842 8888