

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

10 Pine Way, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,150,000

&

\$2,300,000

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	9 Lloyd Ct TEMPLESTOWE 3106	\$1,785,000	22/08/2026
2	18 Andersons Creek Rd DONCASTER EAST 3109	\$1,898,888	08/08/2026
3	9 Burcote St BLACKBURN NORTH 3130	\$2,337,500	01/08/2026

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:

28/09/2026 14:57



 5  2  2

Property Type: House (Res)

Land Size: 904 sqm approx

Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,300,000

Median House Price

June quarter 2026: \$1,470,000

Comparable Properties



9 Lloyd Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,785,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)

Land Size: 699 sqm approx



18 Andersons Creek Rd DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,898,888

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 819 sqm approx



9 Burcote St BLACKBURN NORTH 3130 (REI)

Agent Comments

 5  2  2

Price: \$2,337,500

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 635 sqm approx

Account - Barry Plant | P: 03 9842 8888