

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 82 Russell Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,644,000 Property Type House Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	10 Sabason Ct DONCASTER EAST 3109	\$1,475,000	04/04/2026
2	32 Snow Gum Rd DONCASTER EAST 3109	\$1,380,000	17/03/2026
3	18 Saxonwood Dr DONCASTER EAST 3109	\$1,505,000	14/03/2026

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: 04/06/2026 15:49



Property Type: House
Land Size: 726 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 March quarter 2026: \$1,644,000

Comparable Properties



10 Sabason Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,475,000
Method: Private Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 743 sqm approx



32 Snow Gum Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 737 sqm approx



18 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments



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

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