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 Sandhurst Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,300,000 & $1,380,000

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	5 Sherwood Ct DONCASTER EAST 3109	$1,380,000	31/12/2025
2	5 Anita Ct DONCASTER EAST 3109	$1,450,000	15/11/2025
3	2 Merrigum Ct DONCASTER 3108	$1,485,000	12/08/2025

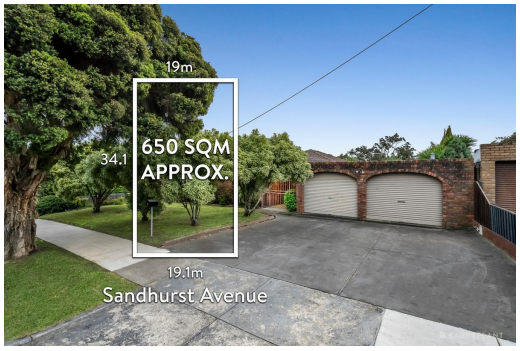
OR

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: 30/03/2026 14:50

9 Sandhurst Avenue, Doncaster East Vic 3109

BARRYPLANT



3 2 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,380,000
Median House Price
December quarter 2025: $1,671,900

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.

Comparable Properties



5 Sherwood Ct DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,380,000
Method: Private Sale
Date: 31/12/2025
Property Type: House
Land Size: 653 sqm approx

Agent Comments



5 Anita Ct DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,450,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments



2 Merrigum Ct DONCASTER 3108 (REI/VG)

4 1 2

Price: $1,485,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 731 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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