

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

1/68 Saxonwood Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,230,000 Property Type Townhouse Suburb Doncaster East

Period - From 10/02/2025 to 09/02/2026 Source Property Data

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	1/18 Morna Rd DONCASTER EAST 3109	\$1,252,000	18/10/2025
2	1/7 Tolstoy Ct DONCASTER EAST 3109	\$1,430,000	23/08/2025
3	39a Ross St DONCASTER EAST 3109	\$1,430,000	23/08/2025

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: 10/02/2026 16:38



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median Townhouse Price

10/02/2025 - 09/02/2026: \$1,230,000

Comparable Properties



1/18 Morna Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,252,000

Method:

Date: 18/10/2025

Property Type: House



1/7 Tolstoy Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,430,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)

Land Size: 326 sqm approx



39a Ross St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,430,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 339 sqm approx