

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

20 Saxonwood Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$2,650,000

&

\$2,800,000

Median sale price

Median price

\$1,689,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

to

30/09/2025

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	91 Beverley St DONCASTER EAST 3109	\$3,250,000	20/09/2025
2	5 Linford Cl DONVALE 3111	\$2,255,000	27/08/2025
3	8 Koala Ct DONCASTER EAST 3109	\$2,795,000	08/08/2025

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:

06/10/2025 17:03



 5  4  2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,800,000
Median House Price
September quarter 2025: \$1,689,000

Comparable Properties



91 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 5  4  2

Price: \$3,250,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 790 sqm approx



5 Linford CI DONVALE 3111 (REI)

Agent Comments

 5  5  2

Price: \$2,255,000
Method: Private Sale
Date: 27/08/2025
Property Type: House



8 Koala Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  4

Price: \$2,795,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 657 sqm approx

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