

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 32 Snow Gum Road, Doncaster East Vic 3109
Including suburb and postcode

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

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	11 Argus Cr DONCASTER EAST 3109	\$1,426,000	18/12/2025
2	8 Burge Ct DONCASTER EAST 3109	\$1,510,000	22/11/2025
3	16 Bicentennial Ct DONCASTER EAST 3109	\$1,380,000	08/11/2025

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:

29/01/2026 11:18



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2

Property Type: House**Land Size:** 737 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,380,000 - \$1,480,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties

**11 Argus Cr DONCASTER EAST 3109 (REI)**

2



2

Price: \$1,426,000**Method:** Private Sale**Date:** 18/12/2025**Property Type:** House**Land Size:** 734 sqm approx[Agent Comments](#)**8 Burge Ct DONCASTER EAST 3109 (REI)**

2



2

Price: \$1,510,000**Method:** Auction Sale**Date:** 22/11/2025**Property Type:** House (Res)**Land Size:** 801 sqm approx[Agent Comments](#)**16 Bicentennial Ct DONCASTER EAST 3109 (REI)**

2



2

Price: \$1,380,000**Method:** Auction Sale**Date:** 08/11/2025**Property Type:** House (Res)**Land Size:** 785 sqm approx[Agent Comments](#)

Account - Barry Plant | P: 03 9842 8888