

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

32 Snow Gum Road, Doncaster East Vic 3109

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



 4  2  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)

Agent Comments

 4  2  2

Price: \$1,426,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 734 sqm approx



8 Burge Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 801 sqm approx



16 Bicentennial Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

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

Account - Barry Plant | P: 03 9842 8888