

# 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

10 Pine Way, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,400,000

&

\$2,500,000

### Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

to

31/03/2025

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	7 Oregon Dr DONVALE 3111	\$2,760,000	05/04/2025
2	20 Pine Way DONCASTER EAST 3109	\$2,680,000	16/12/2024
3	3 Sharne Ct DONCASTER EAST 3109	\$2,589,000	31/10/2024

**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:

28/05/2025 10:13



5 2 2

**Property Type:** House  
**Land Size:** 904 sqm approx

#### Agent Comments

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.

**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

March quarter 2025: \$1,570,000

## Comparable Properties



**7 Oregon Dr DONVALE 3111 (REI)**

Agent Comments

5 3 2

**Price:** \$2,760,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**20 Pine Way DONCASTER EAST 3109 (REI/VG)**

Agent Comments

5 5 2

**Price:** \$2,680,000  
**Method:** Private Sale  
**Date:** 16/12/2024  
**Property Type:** House  
**Land Size:** 502 sqm approx



**3 Sharne Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,589,000  
**Method:** Auction Sale  
**Date:** 31/10/2024  
**Property Type:** House (Res)  
**Land Size:** 955 sqm approx

Account - Barry Plant | P: 03 9842 8888