

# 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

7 Sanders Road, 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

\$1,450,000

&

\$1,595,000

### 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	13 Lantana St DONCASTER EAST 3109	\$1,470,000	30/11/2024
2	7 Arawata Dr DONCASTER EAST 3109	\$1,550,000	30/11/2024
3	12 Worthing Av DONCASTER EAST 3109	\$1,515,000	23/11/2024

**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:

14/05/2025 14:50



4 2 2

Property Type: House (Res)  
Land Size: 655 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,450,000 - \$1,595,000  
Median House Price  
March quarter 2025: \$1,570,000

Comparable Properties



13 Lantana St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,470,000  
Method: Auction Sale  
Date: 30/11/2024  
Property Type: House (Res)  
Land Size: 652 sqm approx



7 Arawata Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,550,000  
Method: Private Sale  
Date: 30/11/2024  
Property Type: House  
Land Size: 654 sqm approx



12 Worthing Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,515,000  
Method: Auction Sale  
Date: 23/11/2024  
Property Type: House (Res)  
Land Size: 664 sqm approx