

# 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

1 Zerbe Avenue, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$1,780,000

&

\$1,880,000

### Median sale price

Median price \$1,582,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2024

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 | 68 Polaris Dr DONCASTER EAST 3109  | \$1,865,000 | 23/05/2025   |
| 2 | 46 Tuckers Rd TEMPLESTOWE 3106     | \$1,820,000 | 17/05/2025   |
| 3 | 15 Shakespeare Dr TEMPLESTOWE 3106 | \$1,780,000 | 27/03/2025   |

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:

27/06/2025 16:03

1 Zerbe Avenue, Doncaster East Vic 3109



5 3 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,780,000 - \$1,880,000  
**Median House Price**  
Year ending March 2025: \$1,582,000

## Comparable Properties



**68 Polaris Dr DONCASTER EAST 3109 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,865,000  
**Method:** Sold Before Auction  
**Date:** 23/05/2025  
**Property Type:** House (Res)  
**Land Size:** 767 sqm approx



**46 Tuckers Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

5 3 3

**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**15 Shakespeare Dr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

5 3 2

**Price:** \$1,780,000  
**Method:** Sold Before Auction  
**Date:** 27/03/2025  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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