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

Single price $1,555,000

Median sale price

Median price $1,560,000 Property Type House Suburb Doncaster East

Period - From 11/08/2024 to 10/08/2025 Source Property Data

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	5a Pine Way DONCASTER EAST 3109	$1,560,000	14/06/2025
2	19 Abelia St DONCASTER EAST 3109	$1,575,000	07/06/2025
3	12 Snow Gum Rd DONCASTER EAST 3109	$1,514,000	31/05/2025

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: 11/08/2025 16:05

RT Edgar



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,555,000
Median House Price
11/08/2024 - 10/08/2025: $1,560,000

Comparable Properties



5a Pine Way DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,560,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments



19 Abelia St DONCASTER EAST 3109 (REI)

4 3 1

Price: $1,575,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



12 Snow Gum Rd DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,514,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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