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	9 Lantana Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $3,600,000 & $3,800,000

Median sale price

Median price $1,689,000 Property Type House Suburb Doncaster East

Period - From 01/07/2025 to 30/09/2025 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	57 Polaris Dr DONCASTER EAST 3109	$3,880,000	02/10/2025
2	36 Belinda Cr DONCASTER EAST 3109	$3,750,000	06/06/2025
3			

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: 06/11/2025 10:10

9 Lantana Street, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
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0422 419 357
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5 5 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000 - $3,800,000
Median House Price
September quarter 2025: $1,689,000

Comparable Properties



57 Polaris Dr DONCASTER EAST 3109 (REI)

5 5 2

Price: $3,880,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments



36 Belinda Cr DONCASTER EAST 3109 (REI/VG)

5 5 2

Price: $3,750,000
Method: Expression of Interest
Date: 06/06/2025
Property Type: House (Res)
Land Size: 664 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.

REIV THE DIFFERENCE

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