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<br>Including suburb and postcode | 10 Sabason Court, Doncaster East Vic 3109 |

## Indicative selling price

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

Single price $1,475,000

## Median sale price

Median price $1,618,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 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 | 44 Huntingfield Dr DONCASTER EAST 3109 | $1,500,168 | 09/12/2025 |
| 2 | 17 Valepark Dr DONVALE 3111 | $1,575,000 | 22/11/2025 |
| 3 | 6 St Clems Rd DONCASTER EAST 3109 | $1,479,000 | 15/11/2025 |

**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: 30/03/2026 13:11

# 10 Sabason Court, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jelliscraig.com.au




4 2 4

**Property Type:** House
**Land Size:** 743 sqm approx

Agent Comments

**Indicative Selling Price**
$1,475,000
**Median House Price**
Year ending December 2025: $1,618,000

## Comparable Properties



**44 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)**

4 2 4

**Price:** $1,500,168
**Method:** Private Sale
**Date:** 09/12/2025
**Property Type:** House
**Land Size:** 750 sqm approx

Agent Comments



**17 Valepark Dr DONVALE 3111 (REI/VG)**

4 2 2

**Price:** $1,575,000
**Method:** Auction Sale
**Date:** 22/11/2025
**Property Type:** House (Res)
**Land Size:** 872 sqm approx

Agent Comments



**6 St Clems Rd DONCASTER EAST 3109 (REI/VG)**

4 2 3

**Price:** $1,479,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** House (Res)
**Land Size:** 844 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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