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: 52 Huntingfield Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,644,000 Property Type House Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	5 Darnley Dr TEMPLESTOWE 3106	$1,710,000	20/03/2026
2	3 Lantana St DONCASTER EAST 3109	$1,726,688	20/03/2026
3	5 Regency Pl DONCASTER EAST 3109	$1,830,000	21/02/2026

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: 05/05/2026 10:41

52 Huntingfield Drive, Doncaster East Vic 3109

JellisCraig

Anthony Pittas
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5 2 2

Property Type: House
Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
March quarter 2026: $1,644,000

Comparable Properties



5 Darnley Dr TEMPLESTOWE 3106 (REI/VG)

4 2 4

Price: $1,710,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



3 Lantana St DONCASTER EAST 3109 (REI)

5 3 2

Price: $1,726,688
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



5 Regency Pl DONCASTER EAST 3109 (REI)

5 2 2

Price: $1,830,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

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