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	32 Schafter Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,597,500 Property Type House Suburb Doncaster East

Period - From 13/08/2025 to 12/08/2026 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	20 Browning Dr TEMPLESTOWE 3106	$2,175,000	27/03/2026
2			
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: 13/08/2026 14:20

32 Schafter Drive, Doncaster East Vic 3109

JellisCraig



5 3 4

Property Type: House
Land Size: 1140 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
13/08/2025 - 12/08/2026: $1,597,500

Comparable Properties



20 Browning Dr TEMPLESTOWE 3106 (VG)

5 - -

Price: $2,175,000
Method: Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 2218 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.

Account - McGrath Box Hill | P: 03 8843 0200

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