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	12 Snow Gum Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,582,000 Property Type House Suburb Doncaster East

Period - From 01/04/2024 to 31/03/2025 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	14 Moore Dr DONCASTER EAST 3109	$1,360,000	30/11/2024
2	15 Grevillea Rd DONCASTER EAST 3109	$1,312,500	26/10/2024
3	1 Brooke Dr DONCASTER EAST 3109	$1,307,500	07/12/2024

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: 05/05/2025 14:21

12 Snow Gum Road, Doncaster East Vic 3109



4 2 2

Rooms: 6
Property Type: House
Land Size: 763 sqm approx

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
Year ending March 2025: $1,582,000

Comparable Properties



14 Moore Dr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,360,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



15 Grevillea Rd DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,312,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



1 Brooke Dr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,307,500
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 930 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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