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	11 Apple Gum Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	1 Louisa Pl TEMPLESTOWE 3106	$1,485,000	05/10/2025
2	51 Hunt St DONVALE 3111	$1,450,000	14/08/2025
3	5 Apple Gum Gr DONCASTER EAST 3109	$1,520,000	05/04/2025

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: 21/10/2025 11:52

11 Apple Gum Grove, Doncaster East Vic 3109



4 2 2

Property Type: House
Land Size: 824 sqm approx

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2025: $1,689,000

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.

Comparable Properties



1 Louisa Pl TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,485,000
Method: Private Sale
Date: 05/10/2025
Property Type: House
Land Size: 868 sqm approx

Agent Comments



51 Hunt St DONVALE 3111 (REI)

4 2 4

Price: $1,450,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



5 Apple Gum Gr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,520,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 1007 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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