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	44 Huntingfield Drive, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,519,000

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	4 Glendarragh Rd TEMPLESTOWE 3106	$1,500,000	17/09/2025
2	48 Landscape Dr DONCASTER EAST 3109	$1,517,000	20/09/2025
3	26 Huntingfield Dr DONCASTER EAST 3109	$1,550,000	21/06/2025

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: 08/12/2025 11:14

44 Huntingfield Drive, Doncaster East Vic 3109

JellisCraig

Kristy Djordevic
8841 4888
0467 884 530
kristydjordevic@jelliscraig.com.au

Indicative Selling Price
$1,519,000
Median House Price
September quarter 2025: $1,689,000



4 2 4

Property Type: House
Land Size: 750 sqm approx

Agent Comments

Comparable Properties



4 Glendarragh Rd TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments



48 Landscape Dr DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,517,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



26 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)

4 2 3

Price: $1,550,000
Method: Sold Before Auction
Date: 21/06/2025
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata.com.au

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