

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

48 Landscape Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2025

to

30/06/2025

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	18 Crofton Tce DONCASTER EAST 3109	\$1,350,000	22/06/2025
2	7 Friars Ct DONCASTER EAST 3109	\$1,350,000	21/06/2025
3	132 Andersons Creek Rd DONCASTER EAST 3109	\$1,349,000	15/02/2025

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:

12/08/2025 13:36

48 Landscape Drive, Doncaster East Vic 3109



4 Bedrooms 2 Bathrooms 2 Car Spaces

Property Type: House (Previously Occupied - Detached)
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2025: \$1,565,000

Comparable Properties



18 Crofton Tce DONCASTER EAST 3109 (REI)

Agent Comments

4 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,350,000
Method: Sold After Auction
Date: 22/06/2025
Property Type: House (Res)
Land Size: 793 sqm approx



7 Friars Ct DONCASTER EAST 3109 (REI)

Agent Comments

3 Bedrooms 1 Bathroom 1 Car Space

Price: \$1,350,000
Method: Auction Sale
Date: 21/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 648 sqm approx



132 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,349,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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