

# 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 62 Devon Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,640,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 31/03/2026 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.

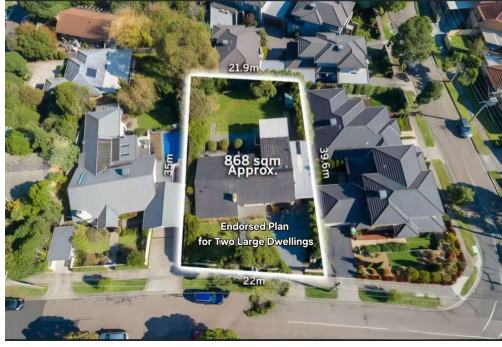
	Address of comparable property	Price	Date of sale
1	9 Leura St DONCASTER EAST 3109	\$1,640,000	23/05/2026
2	8 Damala St DONCASTER EAST 3109	\$1,750,000	06/05/2026
3	6 Damala St DONCASTER EAST 3109	\$1,700,000	06/05/2026

**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: 25/05/2026 16:05

62 Devon Drive, Doncaster East Vic 3109



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**Property Type:** House  
**Land Size:** 868 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
Year ending March 2026: \$1,640,000

## Comparable Properties



**9 Leura St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

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**Price:** \$1,640,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Property Type:** House  
**Land Size:** 787 sqm approx



**8 Damala St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

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**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 06/05/2026  
**Property Type:** House



**6 Damala St DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

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**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 06/05/2026  
**Property Type:** House

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



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