

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

7 Stafford Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,577,500

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2024

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	11 Beresford CI DONCASTER EAST 3109	\$1,775,000	13/09/2025
2	86 George St DONCASTER EAST 3109	\$1,800,000	28/06/2025
3	2 Amelia Cr DONCASTER EAST 3109	\$1,770,000	28/06/2025

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:

10/11/2025 16:28

7 Stafford Court, Doncaster East Vic 3109



4 2 2

Property Type: House (Res)
Land Size: 882 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending September 2025: \$1,577,500

Comparable Properties



11 Beresford CI DONCASTER EAST 3109 (REI)

Agent Comments

5 3 2

Price: \$1,775,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 855 sqm approx



86 George St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 28/06/2025
Property Type: House
Land Size: 845 sqm approx



2 Amelia Cr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 812 sqm approx

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



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