

## 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

49 Polaris 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 \$1,605,000 Property Type House Suburb Doncaster East

Period - From 16/01/2025 to 15/01/2026 Source Property Data

#### 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	5 Sherwood Ct DONCASTER EAST 3109	\$1,380,000	31/12/2025
2	10 Landscape Dr DONCASTER EAST 3109	\$1,329,000	14/12/2025
3	2 Mont Cl DONCASTER EAST 3109	\$1,350,000	08/12/2025

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:

16/01/2026 13:35



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

16/01/2025 - 15/01/2026: \$1,605,000

## Comparable Properties



**5 Sherwood Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 31/12/2025

**Property Type:** House

**Land Size:** 653 sqm approx



**10 Landscape Dr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,329,000

**Method:** Sold After Auction

**Date:** 14/12/2025

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**2 Mont Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 08/12/2025

**Property Type:** House (Res)

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