

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

49 Polaris Drive, Doncaster East Vic 3109



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 Cl 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



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