

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 3/152 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$882,500 Property Type Unit Suburb Doncaster East

Period - From 20/05/2025 to 19/05/2026 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	20a Churchill St DONCASTER EAST 3109	\$910,000	25/02/2026
2	28 Belvoir St DONCASTER EAST 3109	\$865,000	29/01/2026
3	3/508 Blackburn Rd DONCASTER EAST 3109	\$930,000	09/09/2025

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: 20/05/2026 09:39

3/152 Andersons Creek Road, Doncaster East Vic 3109



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$860,000 - \$940,000

Median Unit Price

20/05/2025 - 19/05/2026: \$882,500

Comparable Properties



20a Churchill St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$910,000

Method: Sale

Date: 25/02/2026

Property Type: Strata Unit/Flat



28 Belvoir St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Res)

Land Size: 221 sqm approx



3/508 Blackburn Rd DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$930,000

Method: Sale

Date: 09/09/2025

Property Type: Flat/Unit/Apartment (Res)

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



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