

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

87 Larnoo Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,644,000 Property Type House Suburb Doncaster East

Period - From 01/01/2026 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	41 Schafter Dr DONCASTER EAST 3109	\$1,575,000	01/05/2026
2	17 Guildford Dr DONCASTER EAST 3109	\$1,536,500	28/03/2026
3	10 Pickering Pl DONCASTER EAST 3109	\$1,480,000	18/03/2026

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: 09/06/2026 12:05

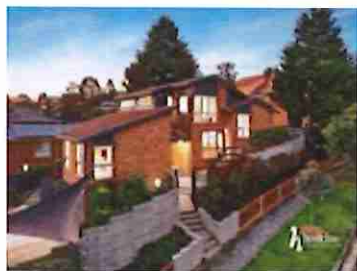
87 Larnoo Drive, Doncaster East Vic 3109



Rooms: 10
Property Type: House
Land Size: 791.664 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median House Price
March quarter 2026: \$1,644,000

Comparable Properties



41 Schafter Dr DONCASTER EAST 3109 (REI)

[Agent Comments](#)



Price: \$1,575,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 789 sqm approx



17 Guildford Dr DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)



Price: \$1,536,500
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 674 sqm approx



10 Pickering Pl DONCASTER EAST 3109 (REI)

[Agent Comments](#)



Price: \$1,480,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 1001 sqm approx

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



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