

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

1 Montreal Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,580,000

&

\$1,680,000

Median sale price

Median price

\$1,640,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2025

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	5 Gum Ridge CI TEMPLESTOWE 3106	\$1,600,000	02/05/2026
2	41 Schafer Dr DONCASTER EAST 3109	\$1,575,000	01/05/2026
3	8a Hillhouse Rd TEMPLESTOWE 3106	\$1,725,000	01/03/2026

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 15:00



5 3 2

Property Type: House (Res)

Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,680,000

Median House Price

Year ending March 2026: \$1,640,000

Comparable Properties



5 Gum Ridge CI TEMPLESTOWE 3106 (REI)

5 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 1576 sqm approx

Agent Comments



41 Schafer Dr DONCASTER EAST 3109 (REI)

4 2 3

Price: \$1,575,000

Method: Private Sale

Date: 01/05/2026

Property Type: House (Res)

Land Size: 789 sqm approx

Agent Comments



8a Hillhouse Rd TEMPLESTOWE 3106 (REI/VG)

5 3 2

Price: \$1,725,000

Method: Auction Sale

Date: 01/03/2026

Property Type: House

Land Size: 926 sqm approx

Agent Comments