

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

19 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

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	23 Dryden St DONCASTER EAST 3109	\$1,414,000	02/05/2026
2	21 Worthing Av DONCASTER EAST 3109	\$1,355,000	14/03/2026
3	10 Landscape Dr DONCASTER EAST 3109	\$1,329,000	14/12/2025

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:

08/05/2026 12:28



Property Type: House (Res)

Land Size: 704 sqm approx

Agent Comments

Comparable Properties

23 Dryden St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,414,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Townhouse (Res)

Land Size: 316 sqm approx



21 Worthing Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 843 sqm approx



10 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,329,000

Method: Sold After Auction

Date: 14/12/2025

Property Type: House (Res)

Land Size: 658 sqm approx