

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

76 Polaris Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,611,500

Property Type House

Suburb Doncaster East

Period - From 01/07/2025

to 30/06/2026

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	48 Dryden St DONCASTER EAST 3109	\$1,311,600	13/06/2026
2	79 Blackburn Rd DONCASTER EAST 3109	\$1,268,000	22/05/2026
3	30 Polaris Dr DONCASTER EAST 3109	\$1,415,000	20/02/2026

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:

10/08/2026 10:44



Property Type: House

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



48 Dryden St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,311,600

Method: Auction Sale

Date: 13/06/2026

Rooms: 5

Property Type: House (Res)

Land Size: 767 sqm approx



79 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,268,000

Method: Private Sale

Date: 22/05/2026

Property Type: House

Land Size: 741 sqm approx



30 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 657 sqm approx