

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

77 Larnoo Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2026

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	103 Santa Rosa Blvd DONCASTER EAST 3109	\$1,185,000	01/07/2026
2	11 Larnoo Dr DONCASTER EAST 3109	\$1,180,000	22/06/2026
3	49 Long Valley Way DONCASTER EAST 3109	\$1,220,000	29/04/2026

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:

08/09/2026 12:13



 5  2  2

Property Type: House
Land Size: 779 sqm approx
Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,280,000
Median House Price
 June quarter 2026: \$1,470,000

Comparable Properties



103 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,185,000
Method: Private Sale
Date: 01/07/2026
Property Type: House
Land Size: 785 sqm approx



11 Larnoo Dr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,180,000
Method: Private Sale
Date: 22/06/2026
Property Type: House (Res)
Land Size: 653 sqm approx



49 Long Valley Way DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 5  3  2

Price: \$1,220,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 791 sqm approx

Account - Barry Plant | P: 03 9842 8888