

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

78 Santa Rosa Boulevard, 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

\$1,644,000

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	39 Long Valley Way DONCASTER EAST 3109	\$1,388,000	12/05/2026
2	17 Guildford Dr DONCASTER EAST 3109	\$1,536,500	28/03/2026
3			

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:

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

March quarter 2026: \$1,644,000



 4  2  2

Property Type: House

Land Size: 867 sqm approx

Agent Comments

Comparable Properties



39 Long Valley Way DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,388,000

Method: Private Sale

Date: 12/05/2026

Property Type: House

Land Size: 1018 sqm approx



17 Guildford Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,536,500

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 674 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888