

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

8 Schafer Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,562,500

Property Type

House

Suburb

Doncaster East

Period - From

16/09/2024

to

15/09/2025

Source

Property Data

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	27 Ashton Rise DONCASTER EAST 3109	\$1,400,000	30/06/2025
2	15 Jefferson Gr DONCASTER EAST 3109	\$1,491,000	31/05/2025
3	78 Canopus Dr DONCASTER EAST 3109	\$1,408,000	14/05/2025

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:

16/09/2025 13:23



4 2 2

Property Type: House
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
16/09/2024 - 15/09/2025: \$1,562,500

Comparable Properties



27 Ashton Rise DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 726 sqm approx



15 Jefferson Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,491,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 847 sqm approx



78 Canopus Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,408,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: House (Res)
Land Size: 654 sqm approx