

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

10 Guildford Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,750,000

 &

\$1,850,000

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	43-45 Deep Creek Dr DONCASTER EAST 3109	\$1,800,000	17/04/2026
2	10 Clendon Ct TEMPLESTOWE 3106	\$1,800,000	23/02/2026
3	60 Deep Creek Dr DONCASTER EAST 3109	\$1,750,000	04/02/2026

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:

06/05/2026 11:46



Property Type: Land
Land Size: 701 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median House Price
 Year ending March 2026: \$1,640,000

Comparable Properties



43-45 Deep Creek Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 17/04/2026
Property Type: House (Res)
Land Size: 1590 sqm approx



10 Clendon Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 23/02/2026
Property Type: House (Res)
Land Size: 830 sqm approx



60 Deep Creek Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 04/02/2026
Property Type: House (Res)
Land Size: 1607 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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