

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

11 Polaris Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	78 Santa Rosa Blvd DONCASTER EAST 3109	\$1,195,000	25/07/2026
2	26 Harry St DONCASTER EAST 3109	\$1,250,000	06/07/2026
3	25 Harry St DONCASTER EAST 3109	\$1,151,000	20/06/2026

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:

29/07/2026 11:51

11 Polaris Drive, Doncaster East Vic 3109



 4  2  2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending June 2026: \$1,611,500

Comparable Properties



78 Santa Rosa Blvd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,195,000
Method: Private Sale
Date: 25/07/2026
Property Type: House
Land Size: 867 sqm approx



26 Harry St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 06/07/2026
Property Type: House (Res)
Land Size: 667 sqm approx



25 Harry St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,151,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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