

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 Larkin Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	11 Hillcrest Ct DONVALE 3111	\$1,410,000	05/05/2026
2	41 Schafer Dr DONCASTER EAST 3109	\$1,575,000	01/05/2026
3	23 Wagon Rd TEMPLESTOWE 3106	\$1,450,000	04/04/2026

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: 07/07/2026 17:15



 4  2  2

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2026: \$1,470,000

Comparable Properties



11 Hillcrest Ct DONVALE 3111 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,410,000
Method: Private Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 653 sqm approx



41 Schafter Dr DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  3

Price: \$1,575,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 789 sqm approx



23 Wagon Rd TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,450,000
Method: Private Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 1006 sqm approx

Account - Barry Plant | P: 03 9842 8888