

# 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 4 Catherine Avenue, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### 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	49 Long Valley Way DONCASTER EAST 3109	\$1,220,000	29/04/2026
2	15 Long Valley Way DONCASTER EAST 3109	\$1,310,000	18/04/2026
3	32 Snow Gum Rd DONCASTER EAST 3109	\$1,380,000	17/03/2026

**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: 30/04/2026 15:49



 4    2    2

**Property Type:** House (Res)

**Land Size:** 642 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2026: \$1,644,000

## Comparable Properties



**49 Long Valley Way DONCASTER EAST 3109 (REI)**

Agent Comments

 5    3    2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 29/04/2026

**Property Type:** House

**Land Size:** 791 sqm approx



**15 Long Valley Way DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    3

**Price:** \$1,310,000

**Method:** Sold Before Auction

**Date:** 18/04/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 830 sqm approx



**32 Snow Gum Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 17/03/2026

**Property Type:** House (Res)

**Land Size:** 737 sqm approx

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