

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 35 Deep Creek Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

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	39 Schafer Dr DONCASTER EAST 3109	\$1,260,000	13/03/2026
3	30 Clontarf Cr TEMPLESTOWE 3106	\$1,180,000	27/11/2025

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: 29/05/2026 11:15



 3  2  2

Property Type: House
Land Size: 955 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,280,000
Median House Price
 March quarter 2026: \$1,644,000

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.

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 (Res)
Land Size: 791 sqm approx



39 Schafter Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,260,000
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 785 sqm approx



30 Clontarf Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,180,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 832 sqm approx

Account - Barry Plant | P: 03 9842 8888