

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,390,000

### 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:

22/06/2026 11:27



 4    2    2

**Property Type:** House (Res)

**Land Size:** 955 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,390,000

**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

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