

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

39 Long Valley Way, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,689,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

to

30/09/2025

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	8 Lyons PI DONCASTER EAST 3109	\$1,530,500	15/11/2025
2	16 Bicentennial Ct DONCASTER EAST 3109	\$1,380,000	08/11/2025
3	18 Crofton Tce DONCASTER EAST 3109	\$1,350,000	22/06/2025

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:

17/11/2025 15:37



 4  2  2

Property Type: House

Land Size: 1018 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2025: \$1,689,000

Comparable Properties



8 Lyons PI DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,530,500

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 835 sqm approx



16 Bicentennial Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 785 sqm approx



18 Crofton Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Sold After Auction

Date: 22/06/2025

Property Type: House (Res)

Land Size: 793 sqm approx

Account - Barry Plant | P: 03 9842 8888