

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 39 Long Valley Way, Doncaster East Vic 3109
Including suburb and postcode

Indicative selling price

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

Single price \$1,490,000

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 Burge Ct DONCASTER EAST 3109	\$1,510,000	22/11/2025
2 8 Lyons Pl DONCASTER EAST 3109	\$1,530,500	15/11/2025
3 16 Bicentennial Ct DONCASTER EAST 3109	\$1,380,000	08/11/2025

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:

24/12/2025 09:13



Property Type: House
Land Size: 1018 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000

Median House Price

September quarter 2025: \$1,689,000

Comparable Properties



8 Burge Ct DONCASTER EAST 3109 (REI)



Price: \$1,510,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 801 sqm approx

Agent Comments



8 Lyons PI DONCASTER EAST 3109 (REI)



Price: \$1,530,500
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 835 sqm approx

Agent Comments



16 Bicentennial Ct DONCASTER EAST 3109 (REI)



Price: \$1,380,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888