

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

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 PI 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



 4  2  2

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)

Agent Comments

 4  2  2

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



8 Lyons Pl 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

Account - Barry Plant | P: 03 9842 8888