

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 49 Long Valley Way, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 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	4 Carmen Ct DONCASTER EAST 3109	\$1,260,000	13/12/2025
2	16 Bicentennial Ct DONCASTER EAST 3109	\$1,380,000	08/11/2025
3	6 Larnoo Dr DONCASTER EAST 3109	\$1,438,000	04/10/2025

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: 05/03/2026 12:59



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Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties



4 Carmen Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 586 sqm approx



16 Bicentennial Ct DONCASTER EAST 3109 (REI/VG)

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



6 Larnoo Dr DONCASTER EAST 3109 (VG)

Agent Comments

 5  -  -

Price: \$1,438,000

Method: Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 795 sqm approx

Account - Barry Plant | P: 03 9842 8888