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	8 Chestnut Court, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,565,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	26 Huntingfield Dr DONCASTER EAST 3109	\$1,550,000	21/06/2025
2	15 Hillhouse Rd TEMPLESTOWE 3106	\$1,605,000	18/06/2025
3	7 Robertswood CI DONCASTER EAST 3109	\$1,800,000	07/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/07/2025 11:41













Property Type: House **Land Size:** 785 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price June quarter 2025: \$1,565,000

Comparable Properties



26 Huntingfield Dr DONCASTER EAST 3109 (REI)

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1







Price: \$1,550,000

Method: Sold Before Auction

Date: 21/06/2025

Property Type: House (Res) **Land Size:** 794 sqm approx

Agent Comments



15 Hillhouse Rd TEMPLESTOWE 3106 (REI)

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4







Agent Comments

Price: \$1,605,000

Method: Sold After Auction

Date: 18/06/2025

Property Type: House (Res) **Land Size:** 926 sqm approx

7 Robertswood CI DONCASTER EAST 3109 (REI)

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5





3

Agent Comments

Price: \$1,800,000 Method: Private Sale Date: 07/06/2025 Property Type: House Land Size: 677 sqm approx

Account - Barry Plant | P: 03 9842 8888





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