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

8E/8 BLANCHE COURT DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between	\$1,280,000	&	\$1,380,000			
Median sale price (*Delete house or unit as applicable)									
Median Price	\$903,000	Property	v type	Unit	Suburb Doncaster East				
Period-from	01 Jul 2024	to 3	0 Jun 2025	Source		Corelogic			

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 6 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
3/9 HIGHFIELD ROAD DONCASTER EAST VIC 3109	\$1,285,000	01-May-25
3/70 RUSSELL CRESCENT DONCASTER EAST VIC 3109	\$1,265,000	29-Mar-25
9 LORD STREET DONCASTER EAST VIC 3109	\$1,250,000	07-Mar-25

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 6 months.

This Statement of Information was prepared on: 10 July 2025



consumer.vic.gov.au



\$1,265,000 Sold Date 29-Mar-25

0.63km

Cathy Yuan

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-	-	IGHFIELD	DONCAST	ER Sold Pr	ice	\$1,285,000	Sold Date	01-May-25
		3 🖉					Distance	0.52km
stality								

Sold Price



🛱 4 🖕 3 👝 2 Distance

3/70 RUSSELL CRESCENT

DONCASTER EAST VIC 3109



9 LORD STREET DONCASTER EAST Sold Price VIC 3109				\$1,250,000	Sold Date	07-Mar-25
酉 4	3 🖳	_ 2			Distance	1.35km

RS = Recent sale UN = Undisclosed Sale

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