

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

8 Treevalley Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$2,200,000

&

\$2,300,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

to

31/03/2025

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.

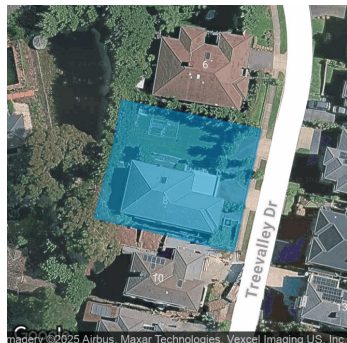
	Address of comparable property	Price	Date of sale
1	95 Newmans Rd TEMPLESTOWE 3106	\$2,218,000	14/05/2025
2	54 Tidcombe Cr DONCASTER EAST 3109	\$2,000,000	15/03/2025
3	5 Tramore Cl TEMPLESTOWE 3106	\$2,500,000	15/02/2025

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:

01/07/2025 09:57



 5  4  4

Property Type: House (Res)

Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

March quarter 2025: \$1,570,000

Comparable Properties

95 Newmans Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  3

Price: \$2,218,000

Method: Sold Before Auction

Date: 14/05/2025

Property Type: House (Res)

Land Size: 827 sqm approx



54 Tidcombe Cr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  3

Price: \$2,000,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 774 sqm approx



5 Tramore CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,500,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 882 sqm approx

Account - Barry Plant | P: 03 9842 8888