

## 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

8D/8 BLANCHE COURT DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 type

Unit

Suburb

Doncaster East

Period-from

01 Jul 2024

to

30 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.~~

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**3/9 HIGHFIELD ROAD DONCASTER EAST VIC 3109**

Sold Price

**\$1,285,000**

Sold Date

**01-May-25**



4



3



2

Distance

**0.52km**



**3/70 RUSSELL CRESCENT DONCASTER EAST VIC 3109**

Sold Price

**\$1,265,000**

Sold Date

**29-Mar-25**



4



3



2

Distance

**0.63km**



**9 LORD STREET DONCASTER EAST VIC 3109**

Sold Price

**\$1,250,000**

Sold Date

**07-Mar-25**



4



3



2

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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