

## 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 Mallard Close, Doncaster East |
|---------------------------------|

### 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

|             |
|-------------|
| \$2,195,000 |
|-------------|

### Median sale price

Median price

|             |
|-------------|
| \$1,700,000 |
|-------------|

Property type

|       |
|-------|
| House |
|-------|

Suburb

|                |
|----------------|
| Doncaster East |
|----------------|

Period - From

|          |
|----------|
| Oct 2025 |
|----------|

to

|          |
|----------|
| Dec 2025 |
|----------|

Source

|      |
|------|
| REIV |
|------|

### Comparable property sales

**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.

| Address of comparable property          | Price        | Date of sale |
|---|--------------|--------------|
| 1. 8 Treevalley Drive, Doncaster East   | \$ 2,260,000 | 16/08/2025   |
| 2. 54 Tidcombe Crescent, Doncaster East | \$ 2,000,000 | 15/03/2025   |
|   |              |              |

This Statement of Information was prepared on: 

|           |
|-----------|
| 5/03/2026 |
|-----------|

## Comparable properties



**\$ 2,260,000**

8 Treevalley Drive, Doncaster East, Victoria

DATE: 16/08/2025

PROPERTY TYPE: HOUSE

 5    4  
 2    896sqm



**\$ 2,000,000**

54 Tidcombe Crescent, Doncaster East, Victoria

DATE: 15/03/2025

PROPERTY TYPE: HOUSE

 3    2  
 3    774

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