

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

8C/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

\$1,250,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,545,500

Property type

Other

Suburb

Doncaster East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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
3/35 PAULA CRESCENT DONCASTER EAST VIC 3109	\$1,330,000	15-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.

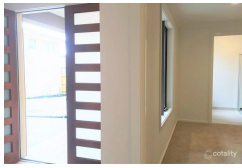
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Cathy Yuan

P 0425812260

M 0425812260

E cathy.yuan@firststandco.com.au



3/9 HIGHFIELD ROAD DONCASTER EAST VIC 3109

 4  3  2

Sold Price \$1,285,000 Sold Date 01-May-25

Distance **0.52km**



3/70 RUSSELL CRESCENT DONCASTER EAST VIC 3109

 4  3  2

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

Distance **0.63km**



3/35 PAULA CRESCENT DONCASTER EAST VIC 3109

 4  2  2

Sold Price \$1,330,000 Sold Date 15-Mar-25

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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