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 Buvelot Wynd, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,470,000 Property Type House Suburb Doncaster East

Period - From 01/04/2026 to 30/06/2026 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	17 Michellan Ct DONVALE 3111	$1,440,000	13/08/2026
2	16 Era Ct DONVALE 3111	$1,400,000	03/07/2026
3	50 Canopus Dr DONCASTER EAST 3109	$1,307,000	20/06/2026

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: 09/09/2026 16:34

8 Buvelot Wynd, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
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5 2 2

Property Type: House
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2026: $1,470,000

Comparable Properties



17 Michellan Ct DONVALE 3111 (REI)

4 2 2

Price: $1,440,000
Method: Private Sale
Date: 13/08/2026
Property Type: House (Res)
Land Size: 781 sqm approx

Agent Comments



16 Era Ct DONVALE 3111 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 839 sqm approx

Agent Comments



50 Canopus Dr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,307,000
Method: Auction Sale
Date: 20/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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