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 Fullwood Parade, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,580,000 Property Type House Suburb Doncaster East

Period - From 30/04/2024 to 29/04/2025 Source Property Data

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.

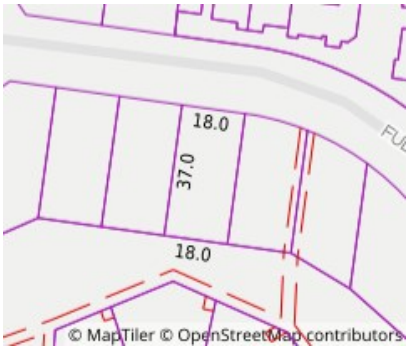
	Address of comparable property	Price	Date of sale
1	9 Eva Ct DONVALE 3111	$1,405,000	24/04/2025
2	13 Lantana St DONCASTER EAST 3109	$1,470,000	30/11/2024
3	5 Saturn Tce DONCASTER EAST 3109	$1,300,000	20/11/2024

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: 30/04/2025 14:37

8 Fullwood Parade, Doncaster East Vic 3109



4 2 2

Property Type: House
Land Size: 666 qm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
30/04/2024 - 29/04/2025: $1,580,000

Comparable Properties



9 Eva Ct DONVALE 3111 (REI)

4 2 2

Price: $1,405,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



13 Lantana St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,470,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



5 Saturn Tce DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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