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	13 Happy Valley Court, 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 $1,565,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 30/06/2025 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.

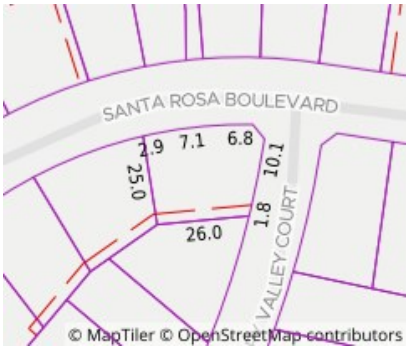
	Address of comparable property	Price	Date of sale
1	27 Ashton Rise DONCASTER EAST 3109	$1,400,000	30/06/2025
2	82 Pine Hill Dr DONCASTER EAST 3109	$1,380,000	17/05/2025
3	19 Beechwood Cl DONCASTER EAST 3109	$1,300,000	08/04/2025

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: 26/08/2025 12:52

13 Happy Valley Court, Doncaster East Vic 3109



5 2 2

Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2025: $1,565,000

Comparable Properties



27 Ashton Rise DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

82 Pine Hill Dr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,380,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments



19 Beechwood Cl DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 08/04/2025
Property Type: House
Land Size: 787 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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