

# 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

16 Fernlea Crescent, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,385,000

&

\$1,485,000

### Median sale price

Median price

\$1,644,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2026

to

31/03/2026

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.

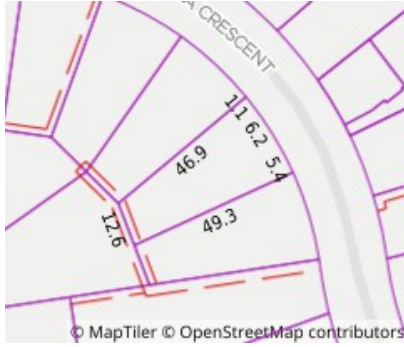
|   | Address of comparable property     | Price       | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 13 Oran Ct DONCASTER EAST 3109     | \$1,500,000 | 27/06/2026   |
| 2 | 18 Fernlea Cr DONCASTER EAST 3109  | \$1,435,000 | 26/06/2026   |
| 3 | 22 Red Plum Pl DONCASTER EAST 3109 | \$1,440,000 | 04/05/2026   |

**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:

01/07/2026 14:53



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 905 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,385,000 - \$1,485,000

**Median House Price**

March quarter 2026: \$1,644,000

## Comparable Properties



**13 Oran Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 27/06/2026

**Property Type:** House (Res)

**Land Size:** 982 sqm approx



**18 Fernlea Cr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 26/06/2026

**Property Type:** House

**Land Size:** 919 sqm approx



**22 Red Plum PI DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,440,000

**Method:** Private Sale

**Date:** 04/05/2026

**Property Type:** House (Res)

**Land Size:** 791 sqm approx