

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

4 Pickering Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

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	18 Fernlea Cr DONCASTER EAST 3109	\$1,435,000	26/06/2026
2	39 Long Valley Way DONCASTER EAST 3109	\$1,388,000	12/05/2026
3	10 Pickering PI DONCASTER EAST 3109	\$1,480,000	18/03/2026

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:

11/08/2026 15:22

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Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

June quarter 2026: \$1,470,000



4 2 2

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



18 Fernlea Cr DONCASTER EAST 3109 (REI)

Agent Comments

5 2 2

Price: \$1,435,000

Method: Private Sale

Date: 26/06/2026

Property Type: House

Land Size: 919 sqm approx



39 Long Valley Way DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,388,000

Method: Private Sale

Date: 12/05/2026

Property Type: House

Land Size: 1018 sqm approx



10 Pickering Pl DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,480,000

Method: Private Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 1001 sqm approx