

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

42 Deep Creek Drive, 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

\$1,644,000

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 Kent Ct DONCASTER EAST 3109	\$1,340,000	18/04/2026
2	28 Fielding Way TEMPLESTOWE 3106	\$1,348,000	06/03/2026
3	22 Helmsdale Ret TEMPLESTOWE 3106	\$1,430,000	09/02/2026

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:

15/05/2026 15:28

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 4  2  2

Property Type: House
Land Size: 960 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2026: \$1,644,000

Comparable Properties



13 Kent Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  4

Price: \$1,340,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 782 sqm approx



28 Fielding Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,348,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 784 sqm approx



22 Helmsdale Ret TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 1266 sqm approx

Account - Jellis Craig | P: 03 8841 4888