

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

5/9 Long Valley Way, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$1,140,444

Property Type

Townhouse

Suburb

Doncaster East

Period - From

21/05/2025

to

20/05/2026

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	8/148 Andersons Creek Rd DONCASTER EAST 3109	\$775,000	14/03/2026
2	1/22 Hunt St DONVALE 3111	\$990,000	06/03/2026
3	11 St Claire Wlk DONCASTER EAST 3109	\$615,000	01/01/2026

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:

21/05/2026 16:17



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$740,000 - \$810,000

Median Townhouse Price

21/05/2025 - 20/05/2026: \$1,140,444

Comparable Properties



8/148 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$775,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



1/22 Hunt St DONVALE 3111 (REI/VG)

Agent Comments

3 1 2

Price: \$990,000

Method: Private Sale

Date: 06/03/2026

Property Type: Unit

Land Size: 275 sqm approx



11 St Claire Wlk DONCASTER EAST 3109 (VG)

Agent Comments

3 - -

Price: \$615,000

Method: Sale

Date: 01/01/2026

Property Type: Flat/Unit/Apartment (Res)