

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

8 Buvelot Wynd, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	75 Canopus Dr DONCASTER EAST 3109	\$1,280,000	30/06/2026
2	32 Arawata Dr DONCASTER EAST 3109	\$1,355,000	05/03/2026
3	32 Snow Gum Rd DONCASTER EAST 3109	\$1,380,000	17/03/2026

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:

18/08/2026 15:31

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jellisraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2026: \$1,470,000



5 2 2

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



75 Canopus Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 650 sqm approx



32 Arawata Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,355,000

Method: Private Sale

Date: 05/03/2026

Property Type: House

Land Size: 674 sqm approx



32 Snow Gum Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,380,000

Method: Private Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 737 sqm approx

Account - Jellis Craig | P: 03 8841 4888