

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 Nolan Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,700,000 & \$1,780,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 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	34 Taunton St DONCASTER EAST 3109	\$1,720,000	20/06/2026
2	9 Gemini Ct DONCASTER EAST 3109	\$1,715,000	20/06/2026
3	3 Era Ct DONVALE 3111	\$1,750,000	16/05/2026

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: 24/06/2026 10:15

8 Nolan Close, Doncaster East Vic 3109



 5  3  2

Property Type: House
Land Size: 944 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,780,000
Median House Price
Year ending March 2026: \$1,640,000

Comparable Properties



34 Taunton St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,720,000
Method: Auction Sale
Date: 20/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 811 sqm approx



9 Gemini Ct DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 5  3  2

Price: \$1,715,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House
Land Size: 756 sqm approx



3 Era Ct DONVALE 3111 (REI/VG)

[Agent Comments](#)

 6  2  2

Price: \$1,750,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 1150 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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