

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 \$1,750,000 & \$1,850,000

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	12 Thorncombe Wlk DONCASTER EAST 3109	\$1,820,000	06/05/2026
2	9 Larool CI DONCASTER EAST 3109	\$1,768,000	02/05/2026
3	1 Beresford CI DONCASTER EAST 3109	\$1,740,000	25/04/2026

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: 12/05/2026 13:55

8 Nolan Close, Doncaster East Vic 3109



 5  3  2

Rooms: 9
Property Type: House (Res)
Land Size: 950 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
Year ending March 2026: \$1,640,000

Comparable Properties



12 Thorncombe Wik DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 5  2  2

Price: \$1,820,000
Method: Sold Before Auction
Date: 06/05/2026
Property Type: House (Res)
Land Size: 725 sqm approx



9 Larool CI DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,768,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 767 sqm approx



1 Beresford CI DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 6  3  4

Price: \$1,740,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 679 sqm approx

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



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