

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

18 Fernlea Crescent, Doncaster East Vic 3109
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Indicative selling price

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

Range between

\$1,500,000

 &

\$1,600,000

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	4 Lisa CI DONCASTER EAST 3109	\$1,637,000	18/04/2026
2	17 Guildford Dr DONCASTER EAST 3109	\$1,536,500	28/03/2026
3	10 Fernlea Cr DONCASTER EAST 3109	\$1,675,000	07/02/2026

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:

03/06/2026 11:37

18 Fernlea Crescent, Doncaster East Vic 3109



 4  2  0

Rooms: 7
Property Type: House
Land Size: 922 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2026: \$1,640,000

Comparable Properties



4 Lisa CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,637,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 911 sqm approx



17 Guildford Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,536,500
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 674 sqm approx



10 Fernlea Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,675,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 800 sqm approx

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



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