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	3 TULIP COURT DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,300,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,630,000	Property type	House	Suburb	Doncaster East
Period-from	29 Jan 2026	to	29 Jul 2026	Source	Cotality

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 6 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
15 LONG VALLEY WAY DONCASTER EAST VIC 3109	$1,310,000	17-Apr-26
13 KENT COURT DONCASTER EAST VIC 3109	$1,340,000	18-Apr-26
42 DEEP CREEK DRIVE DONCASTER EAST VIC 3109	$1,350,000	30-May-26

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 6 months.~~

This Statement of Information was prepared on: 29 July 2026