Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 11/11/26

Property offered for sale

Address
Including suburb and postcode: 18A Harry Street, Doncaster East Victoria 3109

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	2	2	1	270	177

Please note internal sqm in only an estimate while an accurate measurement is being sourced

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $ 1,600,000

or

Range between: $ & $

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,490,000 Property type: *House* Suburb: Doncaster East

Period: from 11/11/2025 to 10/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
37 Roy St DONVALE 3111	$ 1,530,000	10/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	2	2	190	400

Comparable property 2

Address	Sale price	Date of sale
10 Nottingwood St DONCASTER EAST 3109	$ 1,680,000	09/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House (Res)	4	3	2	N/A	348

Comparable property 3

Address	Sale price	Date of sale
18 Harry St DONCASTER EAST 3109	$ 1,800,000	01/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	3	2	278	363

Reason there are fewer than three comparable properties

☒ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

Given the property's unique style, the agent believes there are fewer than three comparable sales within 6 months or a 2km radius. The agent considers 18 Harry Street, Doncaster East and 10 Nottingwood Street, Doncaster the most comparable properties.