

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

18a Harry Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,644,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2026

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	10 Nottingwood St DONCASTER EAST 3109	\$1,680,000	09/05/2026
2	9 Homebush Ct DONCASTER EAST 3109	\$1,700,000	01/11/2025
3	18 Harry St DONCASTER EAST 3109	\$1,800,000	01/11/2025

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:

25/05/2026 10:51



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

March quarter 2026: \$1,644,000

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.

Comparable Properties



10 Nottingwood St DONCASTER EAST 3109 (REI)

Agent Comments

4
 3
 2

Price: \$1,680,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 348 sqm approx



9 Homebush Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,700,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: House (Res)

Land Size: 324 sqm approx



18 Harry St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,800,000

Method: Private Sale

Date: 01/11/2025

Property Type: House

Land Size: 363 sqm approx

Account - Barry Plant | P: 03 9842 8888