

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 King Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 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	18 King St DONCASTER EAST 3109	\$1,771,000	13/03/2026
2	1/68 Saxonwood Dr DONCASTER EAST 3109	\$1,500,000	07/03/2026
3	86 Greenridge Av TEMPLESTOWE 3106	\$1,766,888	17/12/2025

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:

20/03/2026 17:22



 5  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties



18 King St DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,771,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House



1/68 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 07/03/2026

Rooms: 6

Property Type: House (Res)



86 Greenridge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,766,888

Method: Private Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 427 sqm approx

Account - Barry Plant | P: 03 9874 3355