

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 18 King Street, Doncaster East Vic 3109
Including suburb and postcode

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	86 Greenridge Av TEMPLESTOWE 3106	\$1,766,888	17/12/2025
2	2/2 Bambra Ct DONCASTER EAST 3109	\$1,550,000	04/10/2025
3	15 Peter Budge Av TEMPLESTOWE 3106	\$1,682,000	16/08/2025

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:

02/02/2026 11:35



 5  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

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

Median House Price

December quarter 2025: \$1,671,900

Comparable Properties



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



2/2 Bambra Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,550,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)



15 Peter Budge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,682,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 338 sqm approx

Account - Barry Plant | P: 03 9842 8888