

# 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 Norman Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,165,000 Property Type Townhouse Suburb Doncaster East

Period - From 14/04/2025 to 13/04/2026 Source Property Data

### 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	3/11 Frank St DONCASTER 3108	\$1,030,000	11/04/2026
2	1/15 Ross St DONCASTER EAST 3109	\$1,439,888	28/02/2026
3	2/7 Sharon St DONCASTER 3108	\$1,325,000	14/02/2026

**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: 14/04/2026 16:53



 3    2    3

**Property Type:** Townhouse (Single)  
**Land Size:** 421 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,180,000 - \$1,280,000  
**Median Townhouse Price**  
 14/04/2025 - 13/04/2026: \$1,165,000

## Comparable Properties



**3/11 Frank St DONCASTER 3108 (REI)**

Agent Comments

 4    1    2

**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 11/04/2026  
**Property Type:** Townhouse (Res)



**1/15 Ross St DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,439,888  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 394 sqm approx



**2/7 Sharon St DONCASTER 3108 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 240 sqm approx

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