

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

12A Rosamond Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,205,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

19/12/2024

to

18/12/2025

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	2 Bambra Ct DONCASTER EAST 3109	\$1,550,000	04/10/2025
2	1a Cavalier St DONCASTER EAST 3109	\$1,650,100	13/08/2025
3	5a Pine Way DONCASTER EAST 3109	\$1,560,000	14/06/2025

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:

19/12/2025 11:17



5
 3
 2

Property Type: Unit
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median Townhouse Price
 19/12/2024 - 18/12/2025: \$1,205,000

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

2 Bambra Ct DONCASTER EAST 3109 (REI)

Agent Comments

5
 4
 2

Price: \$1,550,000
Method:
Date: 04/10/2025
Property Type: House



1a Cavalier St DONCASTER EAST 3109 (VG)

Agent Comments

4
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Price: \$1,650,100
Method: Sale
Date: 13/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 380 sqm approx



5a Pine Way DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,560,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Account - Barry Plant | P: 03 9842 8888