

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



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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](#)

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4



2

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

1a Cavalier St DONCASTER EAST 3109 (VG)

[Agent Comments](#)

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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](#)

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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