

## 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

Single price \$1,825,000

#### Median sale price

Median price \$1,231,500      Property Type Townhouse      Suburb Doncaster East  
Period - From 27/01/2025 to 26/01/2026      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	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:

27/01/2026 13:00



3

**Property Type:** Townhouse**Land Size:** 380 sqm approx**Agent Comments****Indicative Selling Price**

\$1,825,000

**Median Townhouse Price**

27/01/2025 - 26/01/2026: \$1,231,500

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)



5



4



2

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

### 1a Cavalier St DONCASTER EAST 3109 (REI)



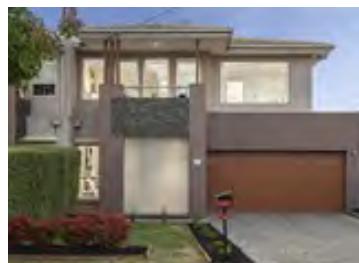
4



2



2

**Agent Comments****Price:** \$1,650,100**Method:****Date:** 13/08/2025**Property Type:** House

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



4



2



2

**Agent Comments****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**