

## 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

1/18 DAPHNE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,090,000

&

\$1,198,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

3/21 VICTORIA STREET DONCASTER VIC 3108	\$1,160,000	28-Feb-26
3/20 CORELLA STREET DONCASTER VIC 3108	\$1,180,000	24-Oct-25
1/329 GEORGE STREET DONCASTER VIC 3108	\$1,210,000	23-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 11 March 2026



**3/21 VICTORIA STREET  
DONCASTER VIC 3108**

 4  3  2

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **28-Feb-26**

Distance **0.28km**

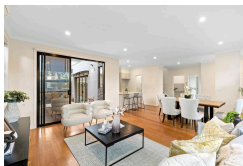


**3/20 CORELLA STREET  
DONCASTER VIC 3108**

 3  3  2

Sold Price **\$1,180,000** Sold Date **24-Oct-25**

Distance **1.05km**



**1/329 GEORGE STREET  
DONCASTER VIC 3108**

 4  4  2

Sold Price **\$1,210,000** Sold Date **23-Nov-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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