

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 \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,618,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	21 Glenview Rd DONCASTER EAST 3109	\$1,600,000	28/02/2026
2	21 Tracey St DONCASTER EAST 3109	\$1,600,000	22/12/2025
3	9 Rosamond Cr DONCASTER EAST 3109	\$1,681,000	25/10/2025

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:

11/03/2026 10:19

12a Rosamond Crescent, Doncaster East Vic 3109



5 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2025: \$1,618,000

Comparable Properties



21 Glenview Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



21 Tracey St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 22/12/2025

Property Type: House (Res)

Land Size: 265 sqm approx



9 Rosamond Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,681,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 395 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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