

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

18/18 Peter Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$840,000 & \$895,000

Median sale price

Median price \$1,200,500 Property Type Townhouse Suburb Doncaster East

Period - From 04/03/2025 to 03/03/2026 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	13/1 Curlew Ct DONCASTER 3108	\$910,000	19/11/2025
2	2/18 Peter St DONCASTER EAST 3109	\$866,000	28/02/2026
3	1/11 Beverley St DONCASTER EAST 3109	\$885,000	08/11/2025

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: 04/03/2026 12:27



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$840,000 - \$895,000
Median Townhouse Price
04/03/2025 - 03/03/2026: \$1,200,500

Comparable Properties

13/1 Curlew Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$910,000

Method:

Date: 19/11/2025

Property Type: Unit



2/18 Peter St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$866,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Unit



1/11 Beverley St DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$885,000

Method: Sale

Date: 08/11/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888