

# 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

4 Norfolk Circuit, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,556,500

Property Type House

Suburb Doncaster

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	4 Meadowbank Av DONCASTER 3108	\$1,469,000	14/02/2026
2	56 Church Rd DONCASTER 3108	\$1,365,000	25/10/2025
3	11 Ambrose St DONCASTER 3108	\$1,328,880	15/09/2025

**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:

03/03/2026 13:43



3 1 1

**Property Type:** House (Res)

**Land Size:** 682 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending December 2025: \$1,556,500

## Comparable Properties



**4 Meadowbank Av DONCASTER 3108 (REI)**

Agent Comments

3 1 3

**Price:** \$1,469,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 721 sqm approx



**56 Church Rd DONCASTER 3108 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**11 Ambrose St DONCASTER 3108 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,328,880

**Method:** Private Sale

**Date:** 15/09/2025

**Property Type:** House

**Land Size:** 650 sqm approx

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