

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

Range between \$1,200,000

&

\$1,300,000

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:

19/03/2026 09:49



3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
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

Account - VICPROP | P: 03 8888 1011