

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 NORFOLK CIRCUIT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

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

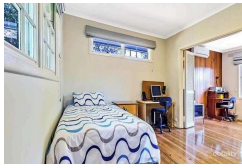
Date of sale

35 CORELLA STREET DONCASTER VIC 3108	\$1,385,000	28-Nov-25
38 BRYSON GROVE TEMPLESTOWE LOWER VIC 3107	\$1,445,000	13-Sep-25
78 ROSELLA STREET DONCASTER EAST VIC 3109	\$1,460,000	31-Jan-26

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: 10 March 2026



35 CORELLA STREET DONCASTER VIC 3108

Sold Price

\$1,385,000

Sold Date

28-Nov-25



4



2



2

Distance

1.43km



38 BRYSON GROVE TEMPLESTOWE LOWER VIC 3107

Sold Price

\$1,445,000

Sold Date

13-Sep-25



4



2



2

Distance

3.9km



78 ROSELLA STREET DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,460,000

Sold Date

31-Jan-26



4



2



2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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