

# 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 Harry Street, Doncaster East VIC 3109

### Indicative selling price

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

Single price

\$2,100,000

### Median sale price

Median price

\$1,582,000

Property Type

House

Suburb

Doncaster East

Period - From

11/10/2024

to

10/04/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6a Richard St, Doncaster East Vic	\$2,268,888	20/03/2025
9A Ireland Av, Doncaster East Vic	\$1,900,000	15/02/2025
9 Avocet St, Doncaster East Vic	\$1,950,000	29/11/2024

This Statement of Information was prepared on:

12/04/2025