

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 39A Norfolk Circuit, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,548,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 30/06/2025 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	1/5 Lowe Ct DONCASTER EAST 3109	\$1,263,888	23/08/2025
2	44 Carawatha Rd DONCASTER 3108	\$1,160,000	10/06/2025
3	82 Rosella St DONCASTER EAST 3109	\$1,265,000	31/03/2025

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: 10/09/2025 14:24



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Property Type: House
Land Size: 328 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2025: \$1,548,000

Comparable Properties



1/5 Lowe Ct DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$1,263,888
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 275 sqm approx



44 Carawatha Rd DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$1,160,000
Method: Private Sale
Date: 10/06/2025
Property Type: House (Res)



82 Rosella St DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,265,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 310 sqm approx