

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 Crofton Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,582,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2024

to

31/03/2025

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	101 Bellevue Av DONCASTER EAST 3109	\$1,390,000	26/04/2025
2	4 Vivienne Ct DONCASTER EAST 3109	\$1,400,000	24/02/2025
3	6 Newstead Ct DONCASTER EAST 3109	\$1,477,000	08/03/2025

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:

27/05/2025 14:12



 4  2  2

Property Type: House

Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2025: \$1,582,000

Comparable Properties



101 Bellevue Av DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,390,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House

Land Size: 652 sqm approx



4 Vivienne Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,400,000

Method: Private Sale

Date: 24/02/2025

Property Type: House (Res)

Land Size: 784 sqm approx



6 Newstead Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,477,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 830 sqm approx