

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 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,611,500 Property Type House Suburb Doncaster East

Period - From 01/07/2025 to 30/06/2026 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	52 Huntingfield Dr DONCASTER EAST 3109	\$1,880,000	16/05/2026
2	12 Thorncombe Wlk DONCASTER EAST 3109	\$1,820,000	06/05/2026
3	5 Regency Pl DONCASTER EAST 3109	\$1,830,000	21/02/2026

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:

13/07/2026 16:29



5 3 2

Property Type: House

Land Size: 819 sqm approx

Agent Comments

Comparable Properties



52 Huntingfield Dr DONCASTER EAST 3109 (REI)

Agent Comments

5 2 2

Price: \$1,880,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 789 sqm approx



12 Thorncombe Wlk DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 2 2

Price: \$1,820,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: House (Res)

Land Size: 725 sqm approx



5 Regency PI DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 2 2

Price: \$1,830,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 652 sqm approx