

# 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

19/18 Peter 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)

Range between \$840,000 & \$900,000

### Median sale price

Median price \$1,165,000 Property Type Townhouse Suburb Doncaster East

Period - From 22/04/2025 to 21/04/2026 Source Property Data

### 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 | 2/14 Mantell St DONCASTER EAST 3109 | \$900,000 | 18/04/2026   |
| 2 | 18/18 Peter St DONCASTER EAST 3109  | \$950,000 | 14/03/2026   |
| 3 | 2/18 Peter St DONCASTER EAST 3109   | \$866,000 | 28/02/2026   |

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:

22/04/2026 16:34



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$840,000 - \$900,000

Median Townhouse Price

22/04/2025 - 21/04/2026: \$1,165,000

## Comparable Properties



2/14 Mantell St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit



18/18 Peter St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 5

Property Type: Townhouse (Res)



2/18 Peter St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$866,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Unit