

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

1A Norweena Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,563,000

Property Type House

Suburb Doncaster

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	33 Kenneth St BULLEEN 3105	\$1,390,000	10/06/2026
2	14b Balmoral Av TEMPLESTOWE LOWER 3107	\$1,405,000	02/05/2026
3			

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:

07/09/2026 11:42

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending June 2026: \$1,563,000



4 2 2

Property Type: House

Land Size: 308 sqm approx

Agent Comments

Comparable Properties



33 Kenneth St BULLEEN 3105 (REI/VG)

Agent Comments

4 3 2

Price: \$1,390,000

Method: Private Sale

Date: 10/06/2026

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



14b Balmoral Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,405,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 8841 4888