

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

3/17 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,195,000

&

\$1,295,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

26/08/2025

to

25/08/2026

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	1/14 Sonia St DONVALE 3111	\$1,215,000	13/06/2026
2	3/18 Leura St DONCASTER EAST 3109	\$1,240,000	04/05/2026
3	18a Norman St DONCASTER EAST 3109	\$1,300,000	18/04/2026

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:

26/08/2026 12:09



3
 2
 2

Property Type: Townhouse (Res)

Land Size: 219 sqm approx

Agent Comments

Indicative Selling Price

\$1,195,000 - \$1,295,000

Median Townhouse Price

26/08/2025 - 25/08/2026: \$1,100,000

Comparable Properties



1/14 Sonia St DONVALE 3111 (REI/VG)

4
 2
 2

Price: \$1,215,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

Agent Comments



3/18 Leura St DONCASTER EAST 3109 (VG)

4
 -
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Price: \$1,240,000

Method: Sale

Date: 04/05/2026

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3 Bath, 2 Car



18a Norman St DONCASTER EAST 3109 (REI/VG)

3
 2
 3

Price: \$1,300,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 421 sqm approx

Agent Comments

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799