

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

6 Rosamond Crescent, Doncaster East Vic 3109

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

\$1,600,000

Property Type

House

Suburb

Doncaster East

Period - From

07/08/2025

to

06/08/2026

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	35 Rosella St DONCASTER EAST 3109	\$1,590,500	13/06/2026
2	18 Kennon St DONCASTER EAST 3109	\$1,471,000	30/05/2026
3	12 Whalley Ct DONCASTER EAST 3109	\$1,440,000	02/05/2026

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:

07/08/2026 13:29



Property Type:
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,540,000
Median House Price
 07/08/2025 - 06/08/2026: \$1,600,000

Comparable Properties



35 Rosella St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,590,500
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 781 sqm approx



18 Kennon St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,471,000
Method: Auction Sale
Date: 30/05/2026
Rooms: 4
Property Type: House (Res)
Land Size: 726 sqm approx



12 Whalley Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,440,000
Method: Auction Sale
Date: 02/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 854 sqm approx

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