

# 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

7 Nola Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2026

to

31/03/2026

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 | 5 Kenneth St BULLEEN 3105      | \$1,119,000 | 14/03/2026   |
| 2 | 3 Soderlund Dr DONCASTER 3108  | \$1,428,000 | 14/03/2026   |
| 3 | 9 Terence Ct DONCASTER 3108    | \$1,280,000 | 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:

18/05/2026 15:27



 4  2  2

**Property Type:** House  
**Land Size:** 663 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
March quarter 2026: \$1,500,000

## Comparable Properties



**5 Kenneth St BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$1,119,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



**3 Soderlund Dr DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,428,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 770 sqm approx



**9 Terence Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 682 sqm approx

**Account - Barry Plant** | P: 03 9842 8888