

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 Norman Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,165,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

13/04/2025

to

12/04/2026

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	2/7 Sharon St DONCASTER 3108	\$1,325,000	14/02/2026
2	3/41 Russell Cr DONCASTER EAST 3109	\$1,290,000	19/11/2025
3	2/1080 Doncaster Rd DONCASTER EAST 3109	\$1,302,500	08/11/2025

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:

13/04/2026 12:27

Brenton Linmeiers

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

13/04/2025 - 12/04/2026: \$1,165,000



 4  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/7 Sharon St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,325,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Land Size: 240 sqm approx



3/41 Russell Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,290,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Res)



2/1080 Doncaster Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,302,500

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 273 sqm approx

Account - Marshall White | P: 03 9822 9999



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