

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 8/18 Peter Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster East

Period - From 11/05/2025 to 10/05/2026 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	2/14 Mantell St DONCASTER EAST 3109	\$900,000	18/04/2026
2	9/25 Franklin Rd DONCASTER EAST 3109	\$851,000	08/04/2026
3	2/18 Peter St DONCASTER EAST 3109	\$866,000	28/02/2026

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: 11/05/2026 17:28



4
 2
 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

11/05/2025 - 10/05/2026: \$680,000

Comparable Properties



2/14 Mantell St DONCASTER EAST 3109 (REI)

Agent Comments

3
 2
 2

Price: \$900,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit



9/25 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3
 1
 1

Price: \$851,000

Method: Sold Before Auction

Date: 08/04/2026

Property Type: Unit

Land Size: 244 sqm approx



2/18 Peter St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3
 2
 2

Price: \$866,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800