

# 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

18 Abelia Street, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/06/2025 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	2 Crellin St DONCASTER EAST 3109	\$1,400,000	04/08/2025
2	7 Friars Ct DONCASTER EAST 3109	\$1,350,000	21/06/2025
3	16 Arawata Dr DONCASTER EAST 3109	\$1,430,000	12/06/2025

**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:

05/09/2025 13:46



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
Year ending June 2025: \$1,565,000

## Comparable Properties

### 2 Crellin St DONCASTER EAST 3109 (VG)

[Agent Comments](#)



**Price:** \$1,400,000  
**Method:** Sale  
**Date:** 04/08/2025  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



### 7 Friars Ct DONCASTER EAST 3109 (REI)

[Agent Comments](#)



**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



### 16 Arawata Dr DONCASTER EAST 3109 (REI)

[Agent Comments](#)



**Price:** \$1,430,000  
**Method:** Sold Before Auction  
**Date:** 12/06/2025  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx