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 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,680,000 & $1,780,000

Median sale price

Median price $1,611,500 Property Type House Suburb Doncaster East

Period - From 01/07/2025 to 30/06/2026 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	9 Gemini Cl DONCASTER EAST 3109	$1,715,000	20/06/2026
2	16 Red Plum Pl DONCASTER EAST 3109	$1,680,000	20/05/2026
3	12 Thorncombe Wlk DONCASTER EAST 3109	$1,820,000	06/05/2026

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: 28/07/2026 17:00

18 Andersons Creek Road, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
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5 3 2

Property Type: House
Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price
$1,680,000 - $1,780,000
Median House Price
Year ending June 2026: $1,611,500

Comparable Properties



9 Gemini Cl DONCASTER EAST 3109 (REI)

5 3 2

Price: $1,715,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House
Land Size: 756 sqm approx

Agent Comments



16 Red Plum Pl DONCASTER EAST 3109 (REI/VG)

5 3 2

Price: $1,680,000
Method: Private Sale
Date: 20/05/2026
Property Type: House (Res)
Land Size: 992 sqm approx

Agent Comments



12 Thorncombe Wlk DONCASTER EAST 3109 (REI/VG)

5 2 2

Price: $1,820,000
Method: Sold Before Auction
Date: 06/05/2026
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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