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	18a Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Single price: $1,950,000

Median sale price

Median price: $1,550,000 | Property Type: House | Suburb: Doncaster

Period - From: 16/02/2025 to: 15/02/2026 | 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	2a Lemon Rd BALWYN NORTH 3104	$1,830,000	29/11/2025
2	15A Marianne Way DONCASTER 3108	$1,950,000	01/11/2025
3	10 Marianne Way DONCASTER 3108	$1,889,000	25/10/2025

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: 16/02/2026 15:59

18a Wilsons Road, Doncaster Vic 3108

JellisCraig



4 3 2

Property Type: Townhouse (Res)
Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
16/02/2025 - 15/02/2026: $1,550,000

Comparable Properties



2a Lemon Rd BALWYN NORTH 3104 (REI/VG)

4 3 2

Price: $1,830,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 309 sqm approx

Agent Comments



15A Marianne Way DONCASTER 3108 (REI/VG)

5 3 2

Price: $1,950,000
Method: Private Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments



10 Marianne Way DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,889,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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