

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

10 Nottingwood Street, Doncaster East Vic 3109
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Indicative selling price

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

Range between

\$1,550,000

 &

\$1,650,000

Median sale price

Median price

\$1,631,000

 Property Type

House

 Suburb

Doncaster East

Period - From

02/04/2025

 to

01/04/2026

 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	21 Glenview Rd DONCASTER EAST 3109	\$1,600,000	28/02/2026
2	21 Tracey St DONCASTER EAST 3109	\$1,600,000	22/12/2025
3	65A Maggs St DONCASTER EAST 3109	\$1,660,000	26/11/2025

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:

02/04/2026 16:10

10 Nottingwood Street, Doncaster East Vic 3109



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

02/04/2025 - 01/04/2026: \$1,631,000

Comparable Properties



21 Glenview Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



21 Tracey St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Sold Before Auction

Date: 22/12/2025

Property Type: House (Res)

Land Size: 265 sqm approx



65A Maggs St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,660,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 385 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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