

# 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 Finlayson Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,410,000

Property Type House

Suburb Doncaster

Period - From 01/10/2024

to 31/12/2024

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	39 Finlayson St DONCASTER 3108	\$1,390,000	23/11/2024
2	16 Mcleod St DONCASTER 3108	\$1,222,500	07/09/2024
3	31 Finlayson St DONCASTER 3108	\$1,600,000	29/08/2024

**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:

06/03/2025 17:14

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**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2024: \$1,410,000



 3    2    1

**Property Type:** House  
**Land Size:** 725 sqm approx  
**Agent Comments**

## Comparable Properties



**39 Finlayson St DONCASTER 3108 (REI)**

[Agent Comments](#)

 3    1    2

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**16 McLeod St DONCASTER 3108 (REI)**

[Agent Comments](#)

 3    1    1

**Price:** \$1,222,500  
**Method:** Sold Before Auction  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**31 Finlayson St DONCASTER 3108 (REI)**

[Agent Comments](#)

 3    1    1

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 29/08/2024  
**Property Type:** House (Res)

Account - Barry Plant | P: 03 9842 8888