

# 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 19 Winston Drive, Doncaster, VIC 3108

### Indicative selling price

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

Price Range \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,485,000 Property Type House Suburb Doncaster (3108)

Period - From 05/03/2024 to 04/03/2025 Source Property Data

### Comparable property sales

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
193 GEORGE STREET, DONCASTER VIC 3108	\$1,330,000	01/03/2025
15 DELLFIELD DRIVE, TEMPLESTOWE LOWER VIC 3107	\$1,300,000	22/02/2025
19 NORMAN STREET, DONCASTER EAST VIC 3109	\$1,350,000	25/01/2025

This Statement of Information was prepared on: 05/03/2025