

# 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: 1/22 Bayley Grove, Doncaster Vic 3108

### Indicative selling price

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

Single price: \$989,000

### Median sale price

Median price: \$1,548,000    Property Type: House    Suburb: Doncaster  
Period - From: 01/04/2025 to 30/06/2025    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 4/6 Gilmore Rd DONCASTER 3108	\$913,000	04/07/2025
2 1/4 Tobruk St BULLEEN 3105	\$1,070,000	02/07/2025
3 2/17 High St DONCASTER 3108	\$990,000	21/06/2025

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: 08/07/2025 10:02

1/22 Bayley Grove, Doncaster Vic 3108



3 3 2

Rooms: 6  
Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$989,000  
Median House Price  
June quarter 2025: \$1,548,000

## Comparable Properties



4/6 Gilmore Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$913,000  
Method: Private Sale  
Date: 04/07/2025  
Property Type: Townhouse (Res)



1/4 Tobruk St BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,070,000  
Method: Sold Before Auction  
Date: 02/07/2025  
Property Type: Unit  
Land Size: 331 sqm approx



2/17 High St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$990,000  
Method: Auction Sale  
Date: 21/06/2025  
Property Type: Townhouse (Res)  
Land Size: 179 sqm approx

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



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