

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 Rubicon Crescent, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Range

\$1,150,000

 &

\$1,200,000

Median sale priceMedian price

\$1,600,000

 Property type

House

 Suburb

Doncaster

Period - From

April 2026

 to

June 2026

 Source

REIV

Comparable property sales

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. 94 Whittens Lane, Doncaster	\$ 1,210,000	08/07/2025
2. 2 Winston Drive, Doncaster	\$ 1,258,000	02/05/2026
3. 11 Rose Street, Doncaster	\$ 1,300,000	14/07/2026

This Statement of Information was prepared on:

20/08/2026