

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

11 Somerville Street, Doncaster

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

\$1,400,000

Median sale priceMedian price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

April 2025

to

June 2025

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. 2 Citrus Court, Doncaster	\$ 1,400,000	12/7/2025
2. 8 Crawford Road, Templestowe Lower	\$ 1,300,000	2/8/2025
3. 31 Glenda Street, Doncaster	\$ 1,456,000	12/4/2025

This Statement of Information was prepared on:

8/8/2025

Comparable properties



\$ 1,400,000

2 Citrus Court, Doncaster, Victoria

DATE: 12/7/2025

PROPERTY TYPE: HOUSE

 3  1
 1  652sqm



\$ 1,300,000

8 Crawford Road, Templestowe Lower, Victoria

DATE: 2/8/2025

PROPERTY TYPE: HOUSE

 3  2
 2  652 sqm



\$ 1,456,000

31 Glenda Street, Doncaster, Victoria

DATE: 12/4/2025

PROPERTY TYPE: HOUSE

 4  3
 2  660 sqm x

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Our Difference



Average of only
21 days on market



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