

# 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

121 High Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

### Median sale price

Median price \$1,467,000

Property Type House

Suburb Doncaster

Period - From 01/04/2024

to

31/03/2025

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	23 Cantala Dr DONCASTER 3108	\$1,660,000	28/02/2025
2	17 Brendan Av DONCASTER 3108	\$1,645,000	05/02/2025
3	15 Bilby St TEMPLESTOWE LOWER 3107	\$1,600,000	23/11/2024

**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:

05/05/2025 13:24



**Property Type:** House (Res)  
**Land Size:** 1064 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,580,000 - \$1,680,000  
**Median House Price**  
 Year ending March 2025: \$1,467,000

## Comparable Properties



**23 Cantala Dr DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** House  
**Land Size:** 883 sqm approx



**17 Brendan Av DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,645,000  
**Method:** Private Sale  
**Date:** 05/02/2025  
**Property Type:** House  
**Land Size:** 653 sqm approx



**15 Bilby St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800