

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

13/65 TURANA STREET DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

9/65 TURANA STREET DONCASTER VIC 3108	\$915,000	11-Jun-25
3/1 VEDA COURT TEMPLESTOWE VIC 3106	\$925,000	04-Sep-25
46 HARVEST COURT DONCASTER VIC 3108	\$870,000	14-May-25

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 6 months.~~

This Statement of Information was prepared on: 14 October 2025


**9/65 TURANA STREET
DONCASTER VIC 3108**

 3
  2
  2

Sold Price

\$915,000

Sold Date

11-Jun-25

Distance

0km

**3/1 VEDA COURT TEMPLESTOWE
VIC 3106**

 3
  2
  2

Sold Price

^{RS} **\$925,000** ^{UN}

Sold Date

04-Sep-25

Distance

1.63km

**46 HARVEST COURT DONCASTER
VIC 3108**

 3
  2
  2

Sold Price

\$870,000

Sold Date

14-May-25

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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