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 15 Toronto Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$2,050,000	&	\$2,250,000

Median sale price

Median price	\$1,601,500	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	13 Chessell St MONT ALBERT NORTH 3129	\$1,952,500	23/08/2025
2	21 Log School Rd DONCASTER 3108	\$2,020,000	28/07/2025
3	16 Fairway Rd DONCASTER 3108	\$2,100,000	03/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2025 16:22







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Property Type: House **Land Size:** 771 sqm approx

Agent Comments

Indicative Selling Price \$2,050,000 - \$2,250,000 Median House Price September quarter 2025: \$1,601,500

Comparable Properties



13 Chessell St MONT ALBERT NORTH 3129 (REI)

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Price: \$1,952,500 **Method:** Auction Sale **Date:** 23/08/2025

Property Type: House (Res) **Land Size:** 765 sqm approx

Agent Comments



21 Log School Rd DONCASTER 3108 (REI)

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Price: \$2,020,000

Method: Sold Before Auction

Date: 28/07/2025

Property Type: House (Res) **Land Size:** 722 sqm approx

Agent Comments



16 Fairway Rd DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$2,100,000 Method: Private Sale Date: 03/06/2025 Property Type: House Land Size: 669 sqm approx

Account - Barry Plant | P: 03 9842 8888





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