

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 \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,601,500

Property 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	Price	Date of sale
1	13 Brendan Av DONCASTER 3108	\$1,880,000	22/11/2025
2	13 Chessell St MONT ALBERT NORTH 3129	\$1,952,500	23/08/2025
3	21 Log School Rd DONCASTER 3108	\$2,020,000	28/07/2025

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:

01/12/2025 15:19



 5  3  2

Property Type: House
Land Size: 771 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 September quarter 2025: \$1,601,500

Comparable Properties



13 Brendan Av DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,880,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 695 sqm approx



13 Chessell St MONT ALBERT NORTH 3129 (REI)

Agent Comments

 5  3  2

Price: \$1,952,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 765 sqm approx



21 Log School Rd DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,020,000
Method: Sold Before Auction
Date: 28/07/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Account - Barry Plant | P: 03 9842 8888