

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 Windella Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	7 Kelly St DONCASTER 3108	\$1,350,000	26/03/2025
2	50 Boyd St DONCASTER 3108	\$1,280,000	15/03/2025
3	19 Windella Qdrnt DONCASTER 3108	\$1,138,000	01/03/2025

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:

11/04/2025 11:40



4
 2
 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2025: \$1,467,000

Comparable Properties



7 Kelly St DONCASTER 3108 (REI)

Agent Comments

3
 2
 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: House (Res)

Land Size: 665 sqm approx



50 Boyd St DONCASTER 3108 (REI)

Agent Comments

3
 1
 2

Price: \$1,280,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 654 sqm approx



19 Windella Qdrnt DONCASTER 3108 (REI)

Agent Comments

3
 2
 2

Price: \$1,138,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 646 sqm approx

Account - VICPROP | P: 03 8888 1011