

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

160 George Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

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	4 Hardidge Ct DONCASTER 3108	\$1,355,000	10/09/2025
2	7 Kolor Way TEMPLESTOWE 3106	\$1,325,000	31/05/2025
3	4 Owens St DONCASTER EAST 3109	\$1,190,000	17/05/2025

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:

23/10/2025 12:32



 4  2  4

Property Type: House
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
September quarter 2025: \$1,601,500

Comparable Properties



4 Hardidge Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,355,000
Method: Private Sale
Date: 10/09/2025
Property Type: House (Res)
Land Size: 736 sqm approx



7 Kolor Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,325,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House
Land Size: 710 sqm approx



4 Owens St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,190,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 669 sqm approx