

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

17 Acheron Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,380,000

&

\$1,500,000

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	19 Gilmore Rd DONCASTER 3108	\$1,475,000	26/09/2025
2	2 Dion St DONCASTER 3108	\$1,420,000	28/08/2025
3	13 Morris St DONCASTER 3108	\$1,416,000	12/08/2025

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:

10/10/2025 13:04



Property Type:
Agent Comments

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

Comparable Properties



19 Gilmore Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,475,000
Method: Sold Before Auction
Date: 26/09/2025
Property Type: House (Res)
Land Size: 725 sqm approx



2 Dion St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,420,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: House (Res)
Land Size: 728 sqm approx



13 Morris St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,416,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 734 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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