

# 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 Heritage Boulevard, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Doncaster

Period - From 22/06/2025 to 21/06/2026 Source Property Data

### 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 | 9 Aberdeen Dr DONCASTER 3108       | \$2,000,000 | 10/05/2026   |
| 2 | 41 Silver Leaf Cirt DONCASTER 3108 | \$2,002,000 | 02/04/2026   |
| 3 | 7 Fir St BULLEEN 3105              | \$2,060,000 | 14/03/2026   |

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:

22/06/2026 14:31

17 Heritage Boulevard, Doncaster Vic 3108



 5  2  2

**Property Type:** House  
**Land Size:** 416 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median Townhouse Price**  
22/06/2025 - 21/06/2026: \$1,050,000

## Comparable Properties



**9 Aberdeen Dr DONCASTER 3108 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 10/05/2026  
**Property Type:** House (Res)



**41 Silver Leaf Cirt DONCASTER 3108 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$2,002,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** House  
**Land Size:** 423 sqm approx



**7 Fir St BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$2,060,000  
**Method:** Private Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 366 sqm approx

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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