

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

19 Cason Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,547,500

Property Type House

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	12 Village Av DONCASTER 3108	\$1,330,000	30/05/2026
2	17 Koolkuna Av DONCASTER 3108	\$1,300,000	04/05/2026
3	15 Rathmullen Qdrnt DONCASTER 3108	\$1,320,000	01/04/2026

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 09:37

19 Cason Street, Doncaster Vic 3108



5 3 2

Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
22/06/2025 - 21/06/2026: \$1,547,500

Comparable Properties



12 Village Av DONCASTER 3108 (REI)

Agent Comments

4 2 3

Price: \$1,330,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 728 sqm approx



17 Koolkuna Av DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 04/05/2026
Property Type: House (Res)
Land Size: 759 sqm approx



15 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: House (Res)
Land Size: 651 sqm approx

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



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