

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 Dion Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$3,650,000

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	28 Finlayson St DONCASTER 3108	\$3,728,888	22/07/2025
2	30 Glenda St DONCASTER 3108	\$3,610,000	28/06/2025
3	20 Glenda St DONCASTER 3108	\$3,350,000	12/04/2025

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:

20/10/2025 11:29



4
 4
 2

Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

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.

Indicative Selling Price

\$3,650,000

Median House Price

September quarter 2025: \$1,601,500

Comparable Properties



28 Finlayson St DONCASTER 3108 (REI/VG)

Agent Comments

5
 5
 2

Price: \$3,728,888

Method: Private Sale

Date: 22/07/2025

Property Type: House (Res)

Land Size: 725 sqm approx



30 Glenda St DONCASTER 3108 (REI/VG)

Agent Comments

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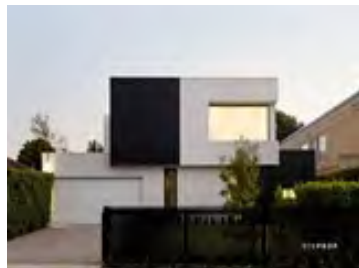
Price: \$3,610,000

Method: Sold Before Auction

Date: 28/06/2025

Property Type: House (Res)

Land Size: 652 sqm approx



20 Glenda St DONCASTER 3108 (REI/VG)

Agent Comments

5
 4
 2

Price: \$3,350,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888