#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	19 Dion Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### 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 Ho	use	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

Address of comparable property		1 1100	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



Date of sale











**Indicative Selling Price** \$3,650,000 **Median House Price** September quarter 2025: \$1,601,500

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.

## Comparable Properties



28 Finlayson St DONCASTER 3108 (REI/VG)







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)

Price: \$3,610,000

Method: Sold Before Auction

Date: 28/06/2025

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

**Agent Comments** 



20 Glenda St DONCASTER 3108 (REI/VG)





**Agent Comments** 

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





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