

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Including sub	Address ourb and ostcode	2 Park Hill Way., Doncaster								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
Single price \$2,200,000										
Median sale price										
Median price	\$1,600,00	00		Property ty	/pe Hous	se		Suburb	Doncaster	
Period - From	July 2025	1	to	Sept 2025	Sou	rce	REIV			

Comparable property sales

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. 27 Park Hill Way, Doncaster	\$ 2,090,000	12/07/2025
2. 5 Ivan Street, Doncaster	\$ 2,223,000	6/09/2025
3. 11 Trevinden Close, Templestowe	\$ 2,056,000	18/10/2025

This Statement of Information was prepared on:	30/11/2025
The Statement of Information was propared on:	00/11/2020



Comparable properties



\$ 2,090,000

27 Park Hill Way, Doncaster, Victoria

DATE: 12/07/2025

PROPERTY TYPE: HOUSE

703 sqm



\$ 2,223,000

5 Ivan Street, Doncaster, Victoria

DATE: 6/09/2025

PROPERTY TYPE: HOUSE

643 sqm



\$ 2,056,000

11 Trevinden Close, Templestowe, Victoria

DATE:18/10/2025

PROPERTY TYPE: HOUSE

654 sqm ×

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