

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

2 Park Hill Way., Doncaster

Indicative selling priceFor 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 priceMedian price

\$1,600,000

Property type

House

Suburb

Doncaster

Period - From

July 2025

to

Sept 2025

Source

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. 20 Park Hill Way, Doncaster	\$ 2,052,000	8/11/2025

This Statement of Information was prepared on:

3/12/2025

Comparable properties



\$ 2,090,000

27 Park Hill Way, Doncaster, Victoria

DATE: 12/07/2025

PROPERTY TYPE: HOUSE

 4
  2
 2
 703 sqm



\$ 2,223,000

5 Ivan Street, Doncaster, Victoria

DATE: 6/09/2025

PROPERTY TYPE: HOUSE

 5
  3
 2
 643 sqm



\$ 2,052,000

20 Park Hill Way, Doncaster, Victoria

DATE: 8/11/2025

PROPERTY TYPE: HOUSE

 4
  2
 2
 649 sqm x

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