#### 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

20 Park Hill Way, Doncaster Vic 3108

#### Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
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#### Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2024	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

7,01	aress of comparable property	1 1100	Date of Sale
1	8 Ferndell Cr TEMPLESTOWE 3106	\$1,860,000	11/10/2025
2	27 Park Hill Way DONCASTER 3108	\$2,090,000	12/07/2025
3	4 Leawarra Cr DONCASTER EAST 3109	\$1,758,000	05/07/2025

#### 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:	13/10/2025 13:56



Date of sale











**Property Type:** House **Land Size:** 649 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price

Year ending September 2025: \$1,500,000

## Comparable Properties



8 Ferndell Cr TEMPLESTOWE 3106 (REI)

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Agent Comments

**Price:** \$1,860,000 **Method:** Auction Sale **Date:** 11/10/2025

**Property Type:** House (Res) **Land Size:** 650 sqm approx



27 Park Hill Way DONCASTER 3108 (REI/VG)

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**Agent Comments** 

Agent Comments

**Price:** \$2,090,000 **Method:** Auction Sale **Date:** 12/07/2025

**Property Type:** House (Res) **Land Size:** 703 sqm approx



4 Leawarra Cr DONCASTER EAST 3109 (REI/VG)

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3



2

Price: \$1,758,000 Method: Private Sale Date: 05/07/2025 Property Type: House

Land Size: 651 sqm approx

Account - VICPROP | P: 03 8888 1011





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