

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

21 Claret Crescent, Doncaster Vic 3108

Indicative selling price

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

Single price

\$2,250,000

Median sale price

Median price

\$1,548,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	10a Marianne Way DONCASTER 3108	\$1,930,000	02/08/2025
2	22 Penfolds Rise DONCASTER 3108	\$2,068,888	29/07/2025
3	33 Aberdeen Dr DONCASTER 3108	\$1,808,000	31/07/2025

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:

29/09/2025 08:36



4 3 2

Property Type: House
Land Size: 441 sqm approx
Agent Comments

Indicative Selling Price
\$2,250,000
Median House Price
June quarter 2025: \$1,548,000

Comparable Properties

10a Marianne Way DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,930,000
Method:
Date: 02/08/2025
Property Type: Townhouse (Single)

22 Penfolds Rise DONCASTER 3108 (REI)

Agent Comments

- - -

Price: \$2,068,888
Method:
Date: 29/07/2025
Property Type: House



33 Aberdeen Dr DONCASTER 3108 (REI)

Agent Comments

5 5 2

Price: \$1,808,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 428 sqm approx