

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 Finlayson Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,101,000

Property Type Townhouse

Suburb Doncaster

Period - From 12/08/2024

to

11/08/2025

Source Property Data

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	42 Stanton St DONCASTER 3108	\$1,272,000	31/05/2025
2	1/27 Tullamore Av DONCASTER 3108	\$1,280,000	01/03/2025
3	5/13-15 Lemon Rd BALWYN NORTH 3104	\$1,312,500	22/02/2025

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:

12/08/2025 13:48

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4 2 2

Rooms: 8
Property Type: Townhouse (Single)
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Townhouse Price
12/08/2024 - 11/08/2025: \$1,101,000

Comparable Properties



42 Stanton St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,272,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)



1/27 Tullamore Av DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 328 sqm approx



5/13-15 Lemon Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,312,500
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Single)
Land Size: 256 sqm approx

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