

# 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

27 Park Hill Way, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2025

to 31/03/2025

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	2 Ruffey Lake Ct DONCASTER 3108	\$2,300,000	21/05/2025
2	8 Larool CI DONCASTER EAST 3109	\$2,180,000	14/05/2025
3	29 Mandella St TEMPLESTOWE 3106	\$1,900,000	10/05/2025

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:

06/06/2025 10:24



5 2 2

**Property Type:** House

**Land Size:** 703 sqm approx

**Agent Comments**

## Comparable Properties



**2 Ruffey Lake Ct DONCASTER 3108 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 21/05/2025

**Property Type:** House (Res)



**8 Larool Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,180,000

**Method:** Sold Before Auction

**Date:** 14/05/2025

**Property Type:** House (Res)

**Land Size:** 827 sqm approx



**29 Mandella St TEMPLESTOWE 3106 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** House (Res)

**Land Size:** 811 sqm approx