

# 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

284 George Street, 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 \$1,500,000

&

\$1,650,000

### 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	53 Greenridge Av TEMPLESTOWE 3106	\$1,625,000	26/07/2025
2	5 Leyte CI DONCASTER 3108	\$1,630,000	24/05/2025
3	17 Baird St.N DONCASTER 3108	\$1,620,000	31/03/2025

**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:

11/08/2025 10:11

Paul Walker  
8888 2000  
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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

June quarter 2025: \$1,548,000



5 2 2

Property Type: House  
Land Size: 860 sqm approx  
Agent Comments

Comparable Properties



53 Greenridge Av TEMPLESTOWE 3106 (REI)

Agent Comments

5 2 2

Price: \$1,625,000  
Method: Auction Sale  
Date: 26/07/2025  
Property Type: House (Res)  
Land Size: 652 sqm approx



5 Leyte CI DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,630,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: House (Res)  
Land Size: 753 sqm approx



17 Baird St.N DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,620,000  
Method: Private Sale  
Date: 31/03/2025  
Property Type: House  
Land Size: 884 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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