

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

28a Dunoon Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,900,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

to 31/12/2025

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	33 Tristania St DONCASTER EAST 3109	\$1,980,800	25/10/2025
2	68a Cassowary St DONCASTER EAST 3109	\$1,956,888	25/10/2025
3	19a Meryl St DONCASTER EAST 3109	\$1,915,000	06/09/2025

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:

04/03/2026 14:04



Property Type: House

Land Size: 393 sqm approx

Agent Comments

Comparable Properties



33 Tristania St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,980,800

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 332 sqm approx

68a Cassowary St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,956,888

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 363 sqm approx



19a Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,915,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 365 sqm approx