

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

29 Winbrook Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,595,000

&

\$1,750,000

Median sale price

Median price \$1,601,500

Property Type House

Suburb Doncaster

Period - From 01/07/2025

to

30/09/2025

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	31 Buckingham Cr DONCASTER 3108	\$1,550,000	12/11/2025
2	63a Council St DONCASTER 3108	\$1,810,000	17/10/2025
3	16 Somerville St DONCASTER 3108	\$1,700,000	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:

14/11/2025 16:30



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,595,000 - \$1,750,000

Median House Price

September quarter 2025: \$1,601,500

Comparable Properties



31 Buckingham Cr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Private Sale

Date: 12/11/2025

Property Type: House



63a Council St DONCASTER 3108 (REI)

Agent Comments

 4  4  2

Price: \$1,810,000

Method: Private Sale

Date: 17/10/2025

Property Type: House

Land Size: 323 sqm approx



16 Somerville St DONCASTER 3108 (REI)

Agent Comments

 4  4  2

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2025

Property Type: House

Account - Barry Plant | P: 03 9842 8888