

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

3/21 Westfield Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,099,444

Property Type Townhouse

Suburb Doncaster

Period - From 10/11/2024

to

09/11/2025

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	49 Clay Dr DONCASTER 3108	\$1,055,000	25/09/2025
2	3/26 Kelly St DONCASTER 3108	\$1,150,000	22/07/2025
3	4/2 Paul St DONCASTER 3108	\$1,110,000	18/05/2025

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:

10/11/2025 10:50

3/21 Westfield Drive, Doncaster Vic 3108



4 2 2

Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
10/11/2024 - 09/11/2025: \$1,099,444

Comparable Properties



49 Clay Dr DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,055,000
Method: Private Sale
Date: 25/09/2025
Property Type: Townhouse (Res)



3/26 Kelly St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,150,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Single)



4/2 Paul St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,110,000
Method: Auction Sale
Date: 18/05/2025
Property Type: Townhouse (Res)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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