

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 Link Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,450,000 & \$2,550,000

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	22 Auburn Cr DONCASTER 3108	\$2,460,000	13/09/2025
2	6 Link St DONCASTER 3108	\$2,450,000	23/08/2025
3	44 Auburn Cr DONCASTER 3108	\$2,512,000	18/07/2025

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:

28/11/2025 09:25



4 bedrooms 3 bathrooms 2 cars

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,550,000
Median House Price
September quarter 2025: \$1,601,500

Comparable Properties



22 Auburn Cr DONCASTER 3108 (REI/VG)

Agent Comments

5 bedrooms 5 bathrooms 2 cars

Price: \$2,460,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 487 sqm approx



6 Link St DONCASTER 3108 (REI/VG)

Agent Comments

5 bedrooms 5 bathrooms 2 cars

Price: \$2,450,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 435 sqm approx



44 Auburn Cr DONCASTER 3108 (REI/VG)

Agent Comments

4 bedrooms 3 bathrooms 2 cars

Price: \$2,512,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 716 sqm approx