

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 Saxon Street, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,500,000

Median sale price

Median price

\$1,600,000

Property type

House

Suburb

Doncaster

Period - From

July 2025

to

Sept 2025

Source

REIV

Comparable property sales

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. 8 Winston Drive, Doncaster	\$ 1,388,000	20/9/2025
2. 26 Margot Avenue, Doncaster	\$ 1,493,000	18/10/2025
3. 13 Nathan Street, Doncaster	\$ 1,590,000	11/6/2025

This Statement of Information was prepared on:

5/11/2025

Comparable properties



\$ 1,388,000

8 Winston Drive, Doncaster, Victoria

DATE: 20/9/2025

PROPERTY TYPE: HOUSE

 4
  3
 1
 663sqm



\$ 1,493,000

26 Margot Avenue, Doncaster, Victoria

DATE: 18/10/2025

PROPERTY TYPE: HOUSE

 4
 3
 2
 666 sqm



\$ 1,590,000

13 Nathan Street, Doncaster, Victoria

DATE: 11/6/2025

PROPERTY TYPE: HOUSE

 4
 2
 2
 676 sqm x

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