

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

31 Buckingham Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2024

to

30/06/2025

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 Buckingham Cr DONCASTER 3108	\$1,600,000	20/08/2025
2	34 Winters Way DONCASTER 3108	\$1,690,000	20/06/2025
3	9 Phar Lap Dr DONCASTER 3108	\$1,605,000	24/05/2025

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:

28/08/2025 14:05



Property Type: House
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending June 2025: \$1,470,000

Comparable Properties



33 Buckingham Cr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 20/08/2025
Property Type: House (Res)



34 Winters Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,690,000
Method: Private Sale
Date: 20/06/2025
Property Type: House (Res)



9 Phar Lap Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,605,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)
Land Size: 218 sqm approx