

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

32 Auburn Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 04/08/2024

to

03/08/2025

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	3 Heritage Blvd DONCASTER 3108	\$2,335,000	24/07/2025
2	44 Auburn Cr DONCASTER 3108	\$2,512,000	18/07/2025
3	2 Ruffey Lake Ct DONCASTER 3108	\$2,300,000	21/05/2025

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:

04/08/2025 15:28

32 Auburn Crescent, Doncaster Vic 3108



Property Type: House (Res)
Land Size: 486 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
04/08/2024 - 03/08/2025: \$1,500,000

Comparable Properties



3 Heritage Blvd DONCASTER 3108 (REI)

Agent Comments



Price: \$2,335,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 367 sqm approx



44 Auburn Cr DONCASTER 3108 (REI)

Agent Comments



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



2 Ruffey Lake Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 21/05/2025
Property Type: House (Res)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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