

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 Council Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 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	8 Winston Dr DONCASTER 3108	\$1,388,000	20/09/2025
2	11 Ambrose St DONCASTER 3108	\$1,328,800	15/09/2025
3	22 Cantala Dr DONCASTER 3108	\$1,407,500	13/09/2025

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:

08/10/2025 14:11



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
Year ending September 2025: \$1,500,000

Comparable Properties



8 Winston Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,388,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 663 sqm approx



11 Ambrose St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,328,800
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 650 sqm approx



22 Cantala Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,407,500
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 652 sqm approx