

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

33 Aberdeen Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,485,000

Property Type House

Suburb Doncaster

Period - From 02/07/2024

to

01/07/2025

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 | 25a Buckingham Cr DONCASTER 3108 | \$1,827,000 | 21/06/2025 |
| 2 | 6 Park Av DONCASTER 3108 | \$1,951,888 | 30/05/2025 |
| 3 | 16a Robyn St DONCASTER 3108 | \$1,930,000 | 06/04/2025 |

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:

02/07/2025 12:56

33 Aberdeen Drive, Doncaster Vic 3108



5 5 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
02/07/2024 - 01/07/2025: \$1,485,000

Comparable Properties



25a Buckingham Cr DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,827,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 488 sqm approx



6 Park Av DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,951,888
Method: Private Sale
Date: 30/05/2025
Property Type: House (Res)
Land Size: 433 sqm approx



16a Robyn St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,930,000
Method: Private Sale
Date: 06/04/2025
Property Type: House (Res)
Land Size: 342 sqm approx

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



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