

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

4 Timms Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Doncaster East

Period - From 07/11/2024

to

06/11/2025

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	8 Schafer Dr DONCASTER EAST 3109	\$1,506,000	11/10/2025
2	2 Darren Rise DONCASTER EAST 3109	\$1,640,000	13/09/2025
3	29 Templemore Dr TEMPLESTOWE 3106	\$1,589,000	23/08/2025

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:

07/11/2025 16:26

4 Timms Place, Doncaster East Vic 3109



4 2 2

Property Type: House (Res)
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
07/11/2024 - 06/11/2025: \$1,590,000

Comparable Properties



8 Schafter Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,506,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 785 sqm approx



2 Darren Rise DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,640,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 791 sqm approx



29 Templemore Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,589,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 948 sqm approx

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



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