#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

6 Bernice Street, Doncaster Vic 3108
,

#### Indicative selling price

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

Single price \$1,395,000

#### Median sale price

Median price \$1,601,500	Property Type Ho	use	Suburb	Doncaster
Period - From 01/07/2025	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

Address of comparable property		Price	Date of sale
1	26 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,230,000	03/12/2025
2	51 Winters Way DONCASTER 3108	\$1,420,500	25/10/2025
3	3 Glenda St DONCASTER 3108	\$1,200,000	10/10/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/12/2025 12:27





**Indicative Selling Price** 





Property Type: House Land Size: 687 sqm approx **Agent Comments** 

\$1,395,000 **Median House Price** September quarter 2025: \$1,601,500

## Comparable Properties



26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,230,000

Method: Private Sale Date: 03/12/2025

Property Type: House (Res) Land Size: 715 sqm approx

**Agent Comments** 



51 Winters Way DONCASTER 3108 (REI/VG)





Price: \$1,420,500 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 651 sqm approx **Agent Comments** 



3 Glenda St DONCASTER 3108 (VG)



Price: \$1,200,000 Method: Sale Date: 10/10/2025

Property Type: House (Res) Land Size: 652 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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