

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

63a Council Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,548,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to

30/06/2025

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 | 22a Philip Av DONCASTER 3108 | \$1,808,000 | 26/06/2025 |
| 2 | 25a Buckingham Cr DONCASTER 3108 | \$1,827,000 | 21/06/2025 |
| 3 | 34 Dunoon St DONCASTER 3108 | \$1,875,000 | 12/06/2025 |

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:

07/07/2025 23:09

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 4  4  2

Property Type: House (Res)

Land Size: 323 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

June quarter 2025: \$1,548,000

Comparable Properties



22a Philip Av DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,808,000

Method: Private Sale

Date: 26/06/2025

Property Type: Townhouse (Single)

Land Size: 435 sqm approx



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



34 Dunoon St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,875,000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888