

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

7 Stanton Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,260,000

&

\$1,330,000

Median sale price

Median price \$1,548,000

Property Type House

Suburb Doncaster

Period - From 27/11/2024

to

26/11/2025

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	2 Ebon Ct DONCASTER 3108	\$1,300,000	13/11/2025
2	754 Elgar Rd DONCASTER 3108	\$1,250,000	30/10/2025
3	25 Ayr St DONCASTER 3108	\$1,345,000	17/09/2025

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:

27/11/2025 10:37

7 Stanton Street, Doncaster Vic 3108



3 bedrooms 1 bathroom 2 cars

Property Type: House (Res)
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$1,260,000 - \$1,330,000
Median House Price
27/11/2024 - 26/11/2025: \$1,548,000

Comparable Properties



2 Ebon Ct DONCASTER 3108 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,300,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 658 sqm approx



754 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,250,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 737 sqm approx



25 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,345,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 650 sqm approx

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



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