

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

8A Lansell Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2025

to

31/03/2025

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	1 Durban La DONCASTER 3108	\$1,920,000	25/03/2025
2	23 Silver Leaf Cirt DONCASTER 3108	\$2,038,000	22/03/2025
3	4 Furlong La DONCASTER 3108	\$1,920,000	08/02/2025

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:

07/05/2025 16:57



 5  4  2

Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2025: \$1,500,000

Comparable Properties



1 Durban La DONCASTER 3108 (VG)

Agent Comments

 5  3  2

Price: \$1,920,000
Method: Sale
Date: 25/03/2025
Property Type: House (Res)
Land Size: 414 sqm approx



23 Silver Leaf Cirt DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$2,038,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 438 sqm approx



4 Furlong La DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,920,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 352 sqm approx