Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Il 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	Pro	perty 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

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



Date of sale









Property Type:
Agent Comments

Comparable Properties



1 Durban La DONCASTER 3108 (VG)

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Price: \$1,920,000 Method: Sale Date: 25/03/2025

Property Type: House (Res) **Land Size:** 414 sqm approx

Agent Comments



23 Silver Leaf Cirt DONCASTER 3108 (REI)

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Agent Comments

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)

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Price: \$1,920,000 **Method:** Auction Sale **Date:** 08/02/2025

Property Type: House (Res) **Land Size:** 352 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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