

# 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 9 Grange Park Avenue, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,520,000

### Median sale price

Median price \$1,601,500

Property Type House

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	Price	Date of sale
1	17 Acheron St DONCASTER 3108	\$1,572,000	22/11/2025
2	24 Nathan St DONCASTER 3108	\$1,495,000	22/11/2025
3	4 Hardidge Ct DONCASTER 3108	\$1,355,000	10/09/2025

**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:

07/12/2025 20:41

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 4    2    2

**Property Type:** House  
**Land Size:** 703 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,520,000  
**Median House Price**  
September quarter 2025: \$1,601,500

## Comparable Properties



17 Acheron St DONCASTER 3108 (REI)

[Agent Comments](#)

 4    2    2

**Price:** \$1,572,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx



24 Nathan St DONCASTER 3108 (REI)

[Agent Comments](#)

 4    2    2

**Price:** \$1,495,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx



4 Hardidge Ct DONCASTER 3108 (REI)

[Agent Comments](#)

 4    2    3

**Price:** \$1,355,000  
**Method:** Private Sale  
**Date:** 10/09/2025  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx

Account - Barry Plant | P: 03 9842 8888