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	9 Grange Park Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000

Median sale price

Median price	\$1,601,500	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	2 Esta Ct DONCASTER 3108	\$1,550,000	11/05/2025
2	35 Pettys La DONCASTER 3108	\$1,546,000	24/05/2025
3	807 Elgar Rd DONCASTER 3108	\$1,500,000	03/05/2025

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:	28/10/2025 11:24













Property Type: House Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price**

September quarter 2025: \$1,601,500

Comparable Properties



2 Esta Ct DONCASTER 3108 (REI)

Price: \$1,550,000

Method:

Date: 11/05/2025 Property Type: House **Agent Comments**



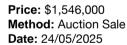








Agent Comments



Property Type: House (Res) Land Size: 741 sqm approx



807 Elgar Rd DONCASTER 3108 (REI/VG)









Price: \$1,500,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res) Land Size: 700 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.