

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

22 Buckingham Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

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	146 Ayr St DONCASTER 3108	\$1,357,000	23/05/2025
2	43 Timber Ridg DONCASTER 3108	\$1,200,000	22/04/2025
3	12 Maralee PI DONCASTER 3108	\$1,250,000	25/03/2025

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:

25/06/2025 12:39



3 1 2

Property Type: House

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2025: \$1,500,000

Comparable Properties



146 Ayr St DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,357,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)

Land Size: 728 sqm approx



43 Timber Ridg DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 22/04/2025

Property Type: House

Land Size: 737 sqm approx



12 Maralee PI DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 25/03/2025

Property Type: House

Land Size: 687 sqm approx

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