

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

12 Windermere Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2025

to

30/06/2025

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	4 Towong Ct DONCASTER EAST 3109	\$1,493,000	21/06/2025
2	16 Arawata Dr DONCASTER EAST 3109	\$1,430,000	12/06/2025
3	22 Highfield Rd DONCASTER EAST 3109	\$1,510,000	24/05/2025

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:

28/07/2025 12:10



Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



4 Towong Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,493,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 651 sqm approx



16 Arawata Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,430,000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: House (Res)

Land Size: 726 sqm approx



22 Highfield Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 651 sqm approx