

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

107 High Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,548,000 Property Type House Suburb Doncaster

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	175 High St DONCASTER 3108	\$1,148,000	01/03/2025
2	24 Dillwynia Av TEMPLESTOWE LOWER 3107	\$1,150,000	07/07/2025
3	43 Timber Ridg DONCASTER 3108	\$1,200,000	22/04/2025

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:

21/07/2025 11:14



Property Type: House

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



175 High St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,148,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 728 sqm approx



24 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,150,000

Method: Sold After Auction

Date: 07/07/2025

Property Type: House (Res)

Land Size: 651 sqm approx



43 Timber Ridg DONCASTER 3108 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 22/04/2025

Property Type: House

Land Size: 737 sqm approx