

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 Old Orchard Way, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,650,000

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	8a Gedye St DONCASTER EAST 3109	\$1,630,000	14/06/2025
2	7a Daws Rd DONCASTER EAST 3109	\$1,670,000	24/05/2025
3	16a Robyn St DONCASTER 3108	\$1,930,000	06/04/2025

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:

28/06/2025 15:22



4 4 2

Property Type: House
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000
Median House Price
March quarter 2025: \$1,500,000

Comparable Properties



8a Gedye St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,630,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 380 sqm approx



7a Daws Rd DONCASTER EAST 3109 (REI)

[Agent Comments](#)

4 4 2

Price: \$1,670,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)
Land Size: 363 sqm approx



16a Robyn St DONCASTER 3108 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,930,000
Method: Private Sale
Date: 06/04/2025
Property Type: House (Res)
Land Size: 342 sqm approx