

## 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

105 AYR STREET DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,380,000

&

\$1,429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 2A GILBERT STREET BULLEEN VIC 3105 | \$1,400,000 | 14-Feb-26 |
| 5/1 JOYCE COURT DONCASTER VIC 3108 | \$1,437,000 | 08-Nov-25 |
| 1 IRENE COURT DONCASTER VIC 3108   | \$1,390,000 | 14-Feb-26 |

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 6 months.~~

This Statement of Information was prepared on: 07 April 2026

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**2A GILBERT STREET BULLEEN VIC 3105**

Sold Price

<sup>RS</sup> **\$1,400,000**

Sold Date

**14-Feb-26**

3 2 2

Distance

**0.32km**



**5/1 JOYCE COURT DONCASTER VIC 3108**

Sold Price

**\$1,437,000**

Sold Date

**08-Nov-25**

4 3 2

Distance

**0.38km**



**1 IRENE COURT DONCASTER VIC 3108**

Sold Price

**\$1,390,000**

Sold Date

**14-Feb-26**

4 2 2

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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