

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

77 Council Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,540,000

Property Type House

Suburb Doncaster

Period - From 20/07/2025

to

19/07/2026

Source Property Data

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	9 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,380,000	13/06/2026
2	12 Village Av DONCASTER 3108	\$1,330,000	30/05/2026
3	11 Kalimna Cr DONCASTER 3108	\$1,380,000	22/05/2026

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:

20/07/2026 10:45

77 Council Street, Doncaster Vic 3108



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Property Type: House (Res)
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
20/07/2025 - 19/07/2026: \$1,540,000

Comparable Properties



9 Palmerston Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 653 sqm approx



12 Village Av DONCASTER 3108 (REI)

Agent Comments

4 2 3

Price: \$1,330,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 728 sqm approx



11 Kalimna Cr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,380,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)
Land Size: 725 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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