

# 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

52 Winston Drive, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,560,000 & \$1,620,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	1 Ivan St DONCASTER 3108	\$1,625,000	28/02/2026
2	21 Council St DONCASTER 3108	\$1,605,000	21/02/2026
3	30 Winston Dr DONCASTER 3108	\$1,575,000	13/12/2025

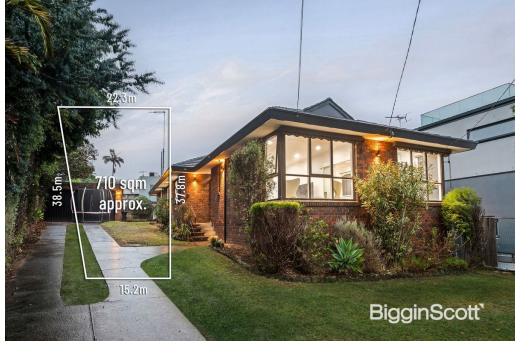
**OR**

~~**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:

01/04/2026 13:24

52 Winston Drive, Doncaster Vic 3108



4 2 2

**Property Type:** House (Res)

**Land Size:** 710 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,560,000 - \$1,620,000

**Median House Price**

01/04/2025 - 31/03/2026: \$1,550,000

## Comparable Properties



**1 Ivan St DONCASTER 3108 (REI)**

4 2 2

Agent Comments

**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 832 sqm approx



**21 Council St DONCASTER 3108 (REI)**

4 2 2

Agent Comments

**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 661 sqm approx



**30 Winston Dr DONCASTER 3108 (REI)**

4 2 2

Agent Comments

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

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



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