

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

9 Claret Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,350,000

&

\$2,550,000

Median sale price

Median price \$1,524,000

Property Type House

Suburb Doncaster

Period - From 12/08/2025

to

11/08/2026

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	13 Winston Dr DONCASTER 3108	\$2,500,000	03/08/2026
2	16 Village Av DONCASTER 3108	\$2,508,000	11/07/2026
3	2 Auburn Cr DONCASTER 3108	\$2,420,000	06/06/2026

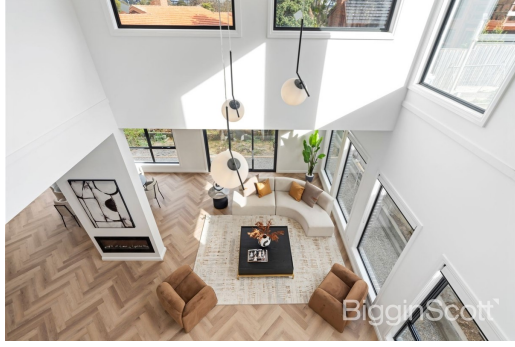
OR

~~**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:

12/08/2026 11:08

9 Claret Crescent, Doncaster Vic 3108



 5  4  2

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

Indicative Selling Price
\$2,350,000 - \$2,550,000
Median House Price
12/08/2025 - 11/08/2026: \$1,524,000

Comparable Properties



13 Winston Dr DONCASTER 3108 (REI)

Agent Comments

 5  5  2

Price: \$2,500,000
Method: Private Sale
Date: 03/08/2026
Property Type: House
Land Size: 652 sqm approx



16 Village Av DONCASTER 3108 (REI)

Agent Comments

 5  5  2

Price: \$2,508,000
Method: Private Sale
Date: 11/07/2026
Property Type: House
Land Size: 728 sqm approx



2 Auburn Cr DONCASTER 3108 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,420,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 603 sqm approx

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



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