

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

3 Somerville Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 26/11/2024

to

25/11/2025

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	51 Winters Way DONCASTER 3108	\$1,420,500	25/10/2025
2	2 Dion St DONCASTER 3108	\$1,420,000	28/08/2025
3	22 Buckingham Cr DONCASTER 3108	\$1,400,000	02/08/2025

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:

26/11/2025 11:37

3 Somerville Street, Doncaster Vic 3108



3 1 2

Property Type: House (Res)
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
26/11/2024 - 25/11/2025: \$1,550,000

Comparable Properties

51 Winters Way DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,420,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)



2 Dion St DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,420,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: House (Res)
Land Size: 728 sqm approx



22 Buckingham Cr DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 726 sqm approx

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



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