

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 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