

# 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

45 Boyd Street, 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 \$2,900,000 & \$3,100,000

### Median sale price

Median price \$1,556,500 Property Type House Suburb Doncaster

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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	6 Inglis St BOX HILL NORTH 3129	\$3,005,000	14/03/2026
2	80 Rathmullen Qdrnt DONCASTER 3108	\$2,950,000	16/12/2025
3	23 Garden St BOX HILL NORTH 3129	\$3,180,000	08/11/2025

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:

06/04/2026 12:40

45 Boyd Street, Doncaster Vic 3108



 5  4  4

**Property Type:** House  
**Land Size:** 673 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,100,000  
**Median House Price**  
Year ending December 2025: \$1,556,500

## Comparable Properties



**6 Inglis St BOX HILL NORTH 3129 (REI)**

[Agent Comments](#)

 5  5  2

**Price:** \$3,005,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**80 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 7  6  2

**Price:** \$2,950,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2025  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx



**23 Garden St BOX HILL NORTH 3129 (REI/VG)**

[Agent Comments](#)

 5  5  2

**Price:** \$3,180,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

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



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