

# 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

19 Cason 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,542,500 Property Type House Suburb Doncaster

Period - From 24/04/2025 to 23/04/2026 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	6 Board St DONCASTER 3108	\$1,270,000	18/04/2026
2	15 Caringal Av DONCASTER 3108	\$1,250,000	28/03/2026
3	9 Terence Ct DONCASTER 3108	\$1,280,000	21/02/2026

**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:

24/04/2026 10:12

19 Cason Street, Doncaster Vic 3108



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 645 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
24/04/2025 - 23/04/2026: \$1,542,500

## Comparable Properties



**6 Board St DONCASTER 3108 (REI)**

[Agent Comments](#)



**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx



**15 Caringal Av DONCASTER 3108 (REI)**

[Agent Comments](#)



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 28/03/2026  
**Property Type:** House  
**Land Size:** 775 sqm approx



**9 Terence Ct DONCASTER 3108 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 682 sqm approx

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



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