

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

2 Stallion Avenue, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,546,000

Property Type

House

Suburb

Doncaster

Period - From

04/05/2025

to

03/05/2026

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	15a Arnold Gr DONCASTER 3108	\$1,720,000	14/03/2026
2	1 Goulburn PI DONCASTER 3108	\$1,900,000	03/03/2026
3	21 Pettys La DONCASTER 3108	\$1,860,000	01/03/2026

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:

04/05/2026 10:34

2 Stallion Avenue, Doncaster Vic 3108



 4  2  2

Property Type: House (Res)
Land Size: 341 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000

Median House Price
04/05/2025 - 03/05/2026: \$1,546,000

Comparable Properties



15a Arnold Gr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,720,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 485 sqm approx



1 Goulburn Pl DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,900,000
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 415 sqm approx



21 Pettys La DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,860,000
Method: Private Sale
Date: 01/03/2026
Property Type: House (Res)

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



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