

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

13 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 14/04/2025 to 13/04/2026 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	2 Oak Cr TEMPLESTOWE LOWER 3107	\$2,840,000	17/03/2026
2	63 Dehnert St DONCASTER EAST 3109	\$3,200,000	25/02/2026
3	80 Rathmullen Qdrnt DONCASTER 3108	\$2,950,000	16/12/2025

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: 14/04/2026 11:28

13 Winston Drive, Doncaster Vic 3108



 3  2  2

Rooms: 6
Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
14/04/2025 - 13/04/2026: \$1,550,000

Comparable Properties



2 Oak Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$2,840,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 854 sqm approx



63 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

 5  5  2

Price: \$3,200,000
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 660 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

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



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