

# 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

2A Debra Way, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,998,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 09/05/2025

to 08/05/2026

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	96 Leeds St DONCASTER EAST 3109	\$2,050,000	02/05/2026
2	43 Clay Dr DONCASTER 3108	\$1,916,800	12/03/2026
3	55a Devon Dr DONCASTER EAST 3109	\$1,968,000	29/11/2025

**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:

09/05/2026 15:07

2A Debra Way, Doncaster Vic 3108



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,998,000

Median House Price  
09/05/2025 - 08/05/2026: \$1,550,000

## Comparable Properties



96 Leeds St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$2,050,000  
Method: Auction Sale  
Date: 02/05/2026  
Property Type: House (Res)  
Land Size: 391 sqm approx



43 Clay Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,916,800  
Method: Sold Before Auction  
Date: 12/03/2026  
Property Type: House (Res)  
Land Size: 374 sqm approx



55a Devon Dr DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,968,000  
Method: Sale  
Date: 29/11/2025  
Property Type: House (Res)  
Land Size: 415 sqm approx

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



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