

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  Property Type  Suburb   
Period - From  to  Source

**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	11 Phar Lap Dr DONCASTER 3108	\$1,600,000	30/05/2026
2	31 Tullamore Av DONCASTER 3108	\$1,470,000	18/04/2026
3	5 Davis St DONCASTER 3108	\$1,465,000	28/02/2026

**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:

64 Wilsons Road, Doncaster Vic 3108



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
Year ending March 2026: \$1,558,000

## Comparable Properties

11 Phar Lap Dr DONCASTER 3108 (REI)

[Agent Comments](#)



**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 30/05/2026  
**Property Type:** House (Res)

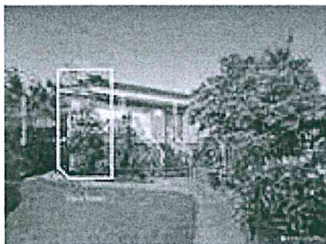


31 Tullamore Av DONCASTER 3108 (REI)

[Agent Comments](#)



**Price:** \$1,470,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx



5 Davis St DONCASTER 3108 (REI)

[Agent Comments](#)



**Price:** \$1,465,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx

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