

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 Dion Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

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

Period - From 30/01/2025 to 29/01/2026 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	9 Hodgson St TEMPLESTOWE LOWER 3107	\$3,478,000	25/12/2025
2	7 Dove Ct TEMPLESTOWE LOWER 3107	\$3,350,000	18/10/2025
3	23 Mayfair Av TEMPLESTOWE LOWER 3107	\$3,380,000	22/08/2025

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:

30/01/2026 09:55

**Rooms:** 6**Property Type:** House (Res)**Land Size:** 728 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

30/01/2025 - 29/01/2026: \$1,550,000

Comparable Properties



9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)



Agent Comments

Price: \$3,478,000**Method:** Private Sale**Date:** 25/12/2025**Property Type:** House**Land Size:** 727 sqm approx

7 Dove Ct TEMPLESTOWE LOWER 3107 (REI/VG)



Agent Comments

Price: \$3,350,000**Method:** Auction Sale**Date:** 18/10/2025**Property Type:** House**Land Size:** 953 sqm approx

23 Mayfair Av TEMPLESTOWE LOWER 3107 (REI/VG)



Agent Comments

Price: \$3,380,000**Method:** Sold Before Auction**Date:** 22/08/2025**Property Type:** House**Land Size:** 725 sqm approx

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