

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 \$3,180,000 & \$3,480,000

Median sale price

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

Period - From 18/02/2025 to 17/02/2026 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	20 Gardenia Rd BALWYN NORTH 3104	\$3,251,000	01/12/2025
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: 18/02/2026 14:41



Rooms: 6
Property Type: House
Land Size: 728 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,180,000 - \$3,480,000
Median House Price
18/02/2025 - 17/02/2026: \$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



20 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)



Price: \$3,251,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 664 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