

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

73 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,760,000

&

\$1,850,000

Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	16 Gedye St DONCASTER EAST 3109	\$1,821,000	14/03/2026
2	5 Toronto Av DONCASTER 3108	\$1,795,000	30/05/2026
3	11B Bellara St DONCASTER 3108	\$1,780,000	13/02/2026

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:

06/07/2026 12:50



5 3 2

Property Type: House (Res)

Land Size: 381 sqm approx

Agent Comments

Indicative Selling Price

\$1,760,000 - \$1,850,000

Median House Price

Year ending June 2026: \$1,563,000

Comparable Properties



16 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

4 4 2

Price: \$1,821,000

Method:

Date: 14/03/2026

Property Type: House



5 Toronto Av DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,795,000

Method:

Date: 30/05/2026

Property Type: House



11B Bellara St DONCASTER 3108 (REI)

Agent Comments

4 4 2

Price: \$1,780,000

Method:

Date: 13/02/2026

Property Type: House

Account - VICPROP | P: 03 8888 1011