

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

6 Acheron Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	20 Trentwood Av BALWYN NORTH 3104	\$3,520,000	28/03/2026
2	12 Halifax St MONT ALBERT NORTH 3129	\$3,900,000	07/02/2026
3			

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:

06/05/2026 13:38



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  3
  2

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,800,000

Median House Price

Year ending March 2026: \$1,558,000

Comparable Properties



20 Trentwood Av BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$3,520,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 580 sqm approx



12 Halifax St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

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  6
  2

Price: \$3,900,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 681 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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