

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 41 Silver Leaf Circuit, Doncaster Vic 3108
Including suburb or locality and postcode

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 7 Fir St BULLEEN 3105 | \$2,060,000 | 14/03/2026 |
| 2 | 28 Vintage Av DONCASTER 3108 | \$1,950,000 | 10/12/2025 |
| 3 | 15A Marianne Way DONCASTER 3108 | \$1,950,000 | 01/11/2025 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

23/03/2026 10:55



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Property Type: House
Land Size: 423 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000
Median House Price
December quarter 2025: \$1,560,000

Comparable Properties



7 Fir St BULLEEN 3105 (REI)

Agent Comments

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Price: \$2,060,000
Method: Private Sale
Date: 14/03/2026
Property Type: House



28 Vintage Av DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,950,000
Method: Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 227 sqm approx

4 bedrooms 3 bathrooms double garage



15A Marianne Way DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$1,950,000
Method: Private Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 386 sqm approx

4 bedrooms plus study