

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 CASON STREET, DONCASTER, VIC

 4  2  2

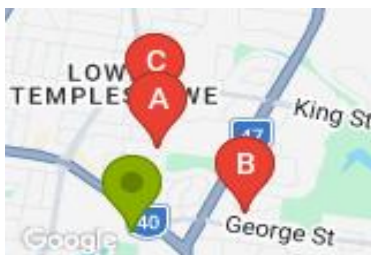
Indicative Selling Price

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

Price Range: **\$1,390,000 to \$1,520,000**

Provided by: BEI CHENG, Stockdale & Leggo Balwyn

MEDIAN SALE PRICE



DONCASTER, VIC, 3108

Suburb Median Sale Price (House)

\$1,566,000

01 April 2025 to 31 March 2026

Provided by: 

COMPARABLE PROPERTIES

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.



24 IRONBARK DR, TEMPLESTOWE LOWER, VIC

 4  2  2

Sale Price

\$1,425,000

Sale Date: 13/09/2025

Distance from Property: 627m



22 CANTALA DR, DONCASTER, VIC 3108

 4  2  2

Sale Price

\$1,407,500

Sale Date: 13/09/2025

Distance from Property: 750m



47 FYFE DR, TEMPLESTOWE LOWER, VIC 3107

 5  3  2

Sale Price

\$1,447,000

Sale Date: 07/12/2025

Distance from Property: 887m



This report has been compiled on 16/04/2026 by Stockdale & Leggo Balwyn. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

15 CASON STREET, DONCASTER, VIC 3108

Indicative selling price

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

Price Range: \$1,390,000 to \$1,520,000


Median sale price

Median price: \$1,566,000

Property type: House

Suburb: DONCASTER

Period: 01 April 2025 to 31 March 2026

Source: 

Comparable property sales

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
24 IRONBARK DR, TEMPLESTOWE LOWER, VIC 3107	\$1,425,000	13/09/2025
22 CANTALA DR, DONCASTER, VIC 3108	\$1,407,500	13/09/2025
47 FYFE DR, TEMPLESTOWE LOWER, VIC 3107	\$1,447,000	07/12/2025

This Statement of Information was prepared on: 16/04/2026