

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 22 Grange Park Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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 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	38 Stanton St DONCASTER 3108	\$1,500,000	07/03/2026
2	3 Ambrose St DONCASTER 3108	\$1,540,000	14/03/2026
3	1 Ivan St DONCASTER 3108	\$1,625,000	28/02/2026

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.~~

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Dallas Taylor
8841 4808
0408 217 778

dallastaylor@jelliscraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2025: \$1,560,000



6 2 2

Property Type: House

Land Size: 794 sqm approx

Agent Comments

Comparable Properties



38 Stanton St DONCASTER 3108 (REI)

Agent Comments

6 3 2

Price: \$1,500,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 718 sqm approx



3 Ambrose St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,540,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx



1 Ivan St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,625,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 832 sqm approx

Account - Jellis Craig | P: 03 8841 4888