

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

45 Boyd Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$3,250,000 & \$3,450,000

Median sale price

Median price \$1,556,500 Property Type House Suburb Doncaster

Period - From 01/01/2025 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	10 Nathan St DONCASTER 3108	\$3,500,000	04/02/2026
2	80 Rathmullen Qdrnt DONCASTER 3108	\$2,950,000	16/12/2025
3	23 Garden St BOX HILL NORTH 3129	\$3,180,000	08/11/2025

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:

19/02/2026 10:32

45 Boyd Street, Doncaster Vic 3108



Property Type: House (Res)
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$3,250,000 - \$3,450,000
Median House Price
Year ending December 2025: \$1,556,500

Comparable Properties



10 Nathan St DONCASTER 3108 (REI)

[Agent Comments](#)



Price: \$3,500,000
Method: Private Sale
Date: 04/02/2026
Property Type: House (Res)
Land Size: 654 sqm approx



80 Rathmullen Qdrnt DONCASTER 3108 (REI)

[Agent Comments](#)



Price: \$2,950,000
Method: Sold Before Auction
Date: 16/12/2025
Property Type: House (Res)
Land Size: 680 sqm approx



23 Garden St BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)



Price: \$3,180,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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