

# 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

7 Stanton Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000 & \$1,180,000

#### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 03/02/2025 to 02/02/2026 Source Property Data

#### 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	413 Manningham Rd DONCASTER 3108	\$1,140,000	14/10/2025
2	3 Glenda St DONCASTER 3108	\$1,200,000	10/10/2025
3	107 High St DONCASTER 3108	\$1,142,000	23/08/2025

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:

03/02/2026 11:04



3 1 2

**Property Type:** House (Res)

**Land Size:** 653 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,080,000 - \$1,180,000

**Median House Price**

03/02/2025 - 02/02/2026: \$1,550,000

## Comparable Properties



**413 Manningham Rd DONCASTER 3108 (REI)**

Agent Comments

- - -

**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** Land

**Land Size:** 652 sqm approx

**3 Glenda St DONCASTER 3108 (VG)**

Agent Comments

3 - -

**Price:** \$1,200,000

**Method:** Sale

**Date:** 10/10/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**107 High St DONCASTER 3108 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,142,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 729 sqm approx

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