

# 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

3 Somerville 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)

Single price

\$1,450,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

23/02/2025

to

22/02/2026

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	31 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,425,000	19/11/2025
2	24 Winston Dr DONCASTER 3108	\$1,400,000	05/11/2025
3	51 Winters Way DONCASTER 3108	\$1,420,500	25/10/2025

**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:

23/02/2026 11:16

3 Somerville Street, Doncaster Vic 3108



3 2 2

**Property Type:** House  
**Land Size:** 759 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000

**Median House Price**  
23/02/2025 - 22/02/2026: \$1,550,000

## Comparable Properties



**31 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** House  
**Land Size:** 914 sqm approx



**24 Winston Dr DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 05/11/2025  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx

**51 Winters Way DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$1,420,500  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

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



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