

# 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

17 Koolkuna Avenue, 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 \$1,350,000

### 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	4 Caringal Av DONCASTER 3108	\$1,380,000	28/03/2026
2	3 Soderlund Dr DONCASTER 3108	\$1,428,000	14/03/2026
3	17 Winston Dr DONCASTER 3108	\$1,395,000	14/03/2026

**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.~~

This Statement of Information was prepared on:

01/04/2026 14:31

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4   2   2

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

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
Year ending December 2025: \$1,556,500

## Comparable Properties



**4 Caringal Av DONCASTER 3108 (REI)**

[Agent Comments](#)

6   3   3

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 796 sqm approx



**3 Soderlund Dr DONCASTER 3108 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,428,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 770 sqm approx



**17 Winston Dr DONCASTER 3108 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

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