

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 38 Stanton Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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 Maralee PI DONCASTER 3108	\$1,588,000	15/11/2025
2	16 Eildon St DONCASTER 3108	\$1,500,000	10/11/2025
3	25 Finlayson St DONCASTER 3108	\$1,530,000	19/09/2025

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: 17/02/2026 10:47



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Property Type: House
Land Size: 718 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending December 2025: \$1,556,500

Comparable Properties



10 Maralee PI DONCASTER 3108 (REI/VG)

Agent Comments

 5
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  3

Price: \$1,588,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 691 sqm approx



16 Eildon St DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$1,500,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 728 sqm approx



25 Finlayson St DONCASTER 3108 (REI/VG)

Agent Comments

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  2

Price: \$1,530,000
Method: Private Sale
Date: 19/09/2025
Property Type: House
Land Size: 723 sqm approx

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