

# 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

19 Dion 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 \$3,000,000 & \$3,300,000

### Median sale price

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

Period - From 18/03/2025 to 17/03/2026 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	9 Hodgson St TEMPLESTOWE LOWER 3107	\$3,478,000	25/12/2025
2	20 Gardenia Rd BALWYN NORTH 3104	\$3,251,000	01/12/2025
3	7 Dove Ct TEMPLESTOWE LOWER 3107	\$3,350,000	18/10/2025

**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: 18/03/2026 11:34



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 728 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
18/03/2025 - 17/03/2026: \$1,550,000

## Comparable Properties



**9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$3,478,000  
**Method:** Private Sale  
**Date:** 25/12/2025  
**Property Type:** House  
**Land Size:** 727 sqm approx



**20 Gardenia Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments



**Price:** \$3,251,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**7 Dove Ct TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$3,350,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House  
**Land Size:** 953 sqm approx

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