

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

1 Ivan Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

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	30 Winston Dr DONCASTER 3108	\$1,575,000	13/12/2025
2	38 Marilyn St DONCASTER 3108	\$1,675,000	18/10/2025
3	9 Reddan Ct DONCASTER 3108	\$1,566,000	09/10/2025

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:

02/02/2026 11:51



 4  2  2

Property Type: House

Land Size: 832 sqm approx

Agent Comments

Comparable Properties



30 Winston Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,575,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx



38 Marilyn St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,675,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 651 sqm approx



9 Reddan Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,566,000

Method: Private Sale

Date: 09/10/2025

Property Type: House (Res)

Land Size: 655 sqm approx