

# 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

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**Property Type:** House

**Land Size:** 832 sqm approx

[Agent Comments](#)

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000

**Median House Price**

December quarter 2025: \$1,560,000

## Comparable Properties



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



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2



2

[Agent Comments](#)

**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)**



4



2



2

[Agent Comments](#)

**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)**



4



2



3

[Agent Comments](#)

**Price:** \$1,566,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

**Account - Jellis Craig | P: 03 8841 4888**