

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

20 Barton Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,730,000

&

\$1,830,000

Median sale price

Median price

\$1,638,000

Property Type

House

Suburb

Doncaster East

Period - From

09/05/2025

to

08/05/2026

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	2 Silverdale Ct DONCASTER EAST 3109	\$1,745,000	18/04/2026
2	5 Supreme Pl DONCASTER EAST 3109	\$1,800,000	30/03/2026
3	16 Maldon Cr DONCASTER EAST 3109	\$1,755,000	19/11/2025

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:

09/05/2026 14:32



Property Type: House (Previously Occupied - Detached)
Land Size: 656 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,730,000 - \$1,830,000
Median House Price
 09/05/2025 - 08/05/2026: \$1,638,000

Comparable Properties



2 Silverdale Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,745,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 965 sqm approx



5 Supreme Pl DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 30/03/2026
Property Type: House (Res)
Land Size: 476 sqm approx



16 Maldon Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,755,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 668 sqm approx

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