

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

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$1,611,500

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

to

30/06/2026

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	9 Lloyd Ct TEMPLESTOWE 3106	\$1,785,000	22/08/2026
2	7 Shakespeare Dr TEMPLESTOWE 3106	\$1,720,000	08/08/2026
3	8 Nolan Cl DONCASTER EAST 3109	\$1,710,000	18/07/2026

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:

24/08/2026 10:53



 5  4  2

Property Type: House (Res)
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending June 2026: \$1,611,500

Comparable Properties



9 Lloyd Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,785,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)
Land Size: 699 sqm approx



7 Shakespeare Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,720,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 797 sqm approx



8 Nolan Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,710,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 944 sqm approx