

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

24 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,601,500

Property Type House

Suburb Doncaster

Period - From 01/07/2025

to

30/09/2025

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	8 Winston Dr DONCASTER 3108	\$1,388,000	20/09/2025
2	11 Ambrose St DONCASTER 3108	\$1,328,800	15/09/2025
3	8 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,300,000	02/08/2025

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:

23/10/2025 21:25

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2025: \$1,601,500



3 1 2

Property Type: House

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



8 Winston Dr DONCASTER 3108 (REI)

Agent Comments

4 3 1

Price: \$1,388,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 663 sqm approx



11 Ambrose St DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$1,328,800

Method: Private Sale

Date: 15/09/2025

Property Type: House

Land Size: 650 sqm approx



8 Crawford Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 652 sqm approx

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