

# 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

2 Riviera Avenue, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### 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	1 Edith Ct DONCASTER 3108	\$1,376,000	29/11/2025
2	4 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,222,000	30/08/2025
3	20 Birchwood Av TEMPLESTOWE LOWER 3107	\$1,300,000	14/08/2025

**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:

20/01/2026 00:16

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,560,000



 3    2    1

**Property Type:** House

**Land Size:** 651 sqm approx

Agent Comments

## Comparable Properties



**1 Edith Ct DONCASTER 3108 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,376,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



**4 Chatsworth Qdnt TEMPLESTOWE LOWER 3107 (REI)**   Agent Comments

 3    2    2

**Price:** \$1,222,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**20 Birchwood Av TEMPLESTOWE LOWER 3107 (REI)**   Agent Comments

 3    2    1

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 14/08/2025

**Property Type:** House (Res)

**Land Size:** 728 sqm approx

**Account - Barry Plant** | P: 03 9842 8888