

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 69 Timber Ridge, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,260,000 & \$1,320,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Doncaster

Period - From 01/01/2026 to 31/03/2026 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	3 Somerville St DONCASTER 3108	\$1,400,000	17/03/2026
2	2 Riviera Av DONCASTER 3108	\$1,330,000	24/02/2026
3	31 Ayr St DONCASTER 3108	\$1,250,000	12/01/2026

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: 11/05/2026 21:25

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Indicative Selling Price

\$1,260,000 - \$1,320,000

Median House Price

March quarter 2026: \$1,500,000

**Property Type:** House**Land Size:** 653 sqm approx

Agent Comments

Comparable Properties

**3 Somerville St DONCASTER 3108 (REI)**

Agent Comments

**Price:** \$1,400,000**Method:** Private Sale**Date:** 17/03/2026**Property Type:** House**Land Size:** 759 sqm approx**2 Riviera Av DONCASTER 3108 (REI)**

Agent Comments

**Price:** \$1,330,000**Method:** Sold Before Auction**Date:** 24/02/2026**Rooms:** 5**Property Type:** House (Res)**Land Size:** 651 sqm approx**31 Ayr St DONCASTER 3108 (REI)**

Agent Comments

**Price:** \$1,250,000**Method:** Private Sale**Date:** 12/01/2026**Property Type:** House**Land Size:** 650 sqm approx

Account - Barry Plant | P: 03 9842 8888