

# 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

15a Arnold Grove, 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 \$1,600,000 & \$1,700,000

### 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	31 Buckingham Cr DONCASTER 3108	\$1,550,000	12/11/2025
2	43a Clay Dr DONCASTER 3108	\$1,888,000	09/11/2025
3	2 Katrina St DONCASTER 3108	\$1,788,000	29/10/2025

**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:

26/02/2026 09:13



 4    3    2

**Property Type:** House  
**Land Size:** 485 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 December quarter 2025: \$1,560,000

## Comparable Properties



**31 Buckingham Cr DONCASTER 3108 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** House

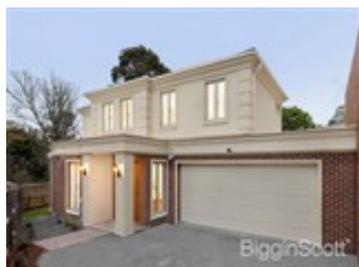


**43a Clay Dr DONCASTER 3108 (REI/VG)**

Agent Comments

 5    3    2

**Price:** \$1,888,000  
**Method:** Sold After Auction  
**Date:** 09/11/2025  
**Property Type:** House (Res)  
**Land Size:** 355 sqm approx



**2 Katrina St DONCASTER 3108 (REI/VG)**

Agent Comments

 4    4    2

**Price:** \$1,788,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** House  
**Land Size:** 450 sqm approx

Account - Barry Plant | P: 03 9842 8888