

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

1/58 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$720,000

Property Type Unit

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	2/21 Nola St DONCASTER 3108	\$940,000	13/09/2025
2	1/4 Tobruk St BULLEEN 3105	\$1,070,000	02/07/2025
3	19 Hender St DONCASTER 3108	\$917,000	30/04/2025

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 17:03



 3  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
September quarter 2025: \$720,000

Comparable Properties



2/21 Nola St DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$940,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit



1/4 Tobruk St BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,070,000
Method: Sold Before Auction
Date: 02/07/2025
Property Type: Unit
Land Size: 331 sqm approx



19 Hender St DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$917,000
Method: Sold Before Auction
Date: 30/04/2025
Property Type: Unit
Land Size: 280 sqm approx

Account - Barry Plant | P: 03 9842 8888