

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

Single price

\$999,000

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:

17/11/2025 12:19



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$999,000

Median Unit Price

September quarter 2025: \$720,000

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.

Comparable Properties



2/21 Nola St DONCASTER 3108 (REI/VG)

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