

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

6 Bernice Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,601,500

Property Type

House

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	26 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,230,000	03/12/2025
2	51 Winters Way DONCASTER 3108	\$1,420,500	25/10/2025
3	3 Glenda St DONCASTER 3108	\$1,200,000	10/10/2025

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:

19/12/2025 12:27



 3  1  2

Property Type: House
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000
Median House Price
September quarter 2025: \$1,601,500

Comparable Properties



26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  1

Price: \$1,230,000
Method: Private Sale
Date: 03/12/2025
Property Type: House (Res)
Land Size: 715 sqm approx



51 Winters Way DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,420,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 651 sqm approx



3 Glenda St DONCASTER 3108 (VG)

Agent Comments

 3  1  2

Price: \$1,200,000
Method: Sale
Date: 10/10/2025
Property Type: House (Res)
Land Size: 652 sqm approx