

## 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

21 Council Street, Doncaster Vic 3108

#### Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,560,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Doncaster</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	51 Roseland Gr DONCASTER 3108	\$1,300,000	04/12/2025
2	32 Council St DONCASTER 3108	\$1,530,000	29/11/2025
3	35 Corella St DONCASTER 3108	\$1,385,000	28/11/2025

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:

20/01/2026 10:41



**Property Type:** House  
**Land Size:** 661 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,560,000

## Comparable Properties



**51 Roseland Gr DONCASTER 3108 (REI)**



**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

[Agent Comments](#)



**32 Council St DONCASTER 3108 (REI)**



**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx

[Agent Comments](#)



**35 Corella St DONCASTER 3108 (REI)**



**Price:** \$1,385,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

[Agent Comments](#)

**Account - Barry Plant | P: 03 9842 8888**