

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

12 Eildon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,750,000 & \$3,000,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Doncaster

Period - From 01/01/2026 to 31/03/2026 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 | 41 Silver Leaf Cirt DONCASTER 3108 | \$2,002,000 | 02/04/2026 |
| 2 | 33 Members Dr DONCASTER 3108 | \$2,150,000 | 21/02/2026 |
| 3 | 49 Members Dr DONCASTER 3108 | \$2,490,000 | 15/12/2025 |

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:

04/05/2026 12:38



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Property Type: House
Land Size: 384 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,750,000 - \$3,000,000
Median House Price
 March quarter 2026: \$1,500,000

Comparable Properties



41 Silver Leaf Cirt DONCASTER 3108 (REI)

Agent Comments

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Price: \$2,002,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 423 sqm approx

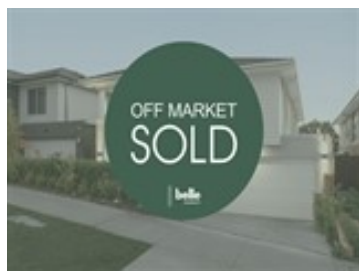


33 Members Dr DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$2,150,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 374 sqm approx



49 Members Dr DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$2,490,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 430 sqm approx

Account - Barry Plant | P: 03 9842 8888



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