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<br>Including suburb and postcode | 160 George Street, Doncaster Vic 3108 |

## Indicative selling price

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

Range between $1,280,000 & $1,380,000

## 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 | 4 Hardidge Ct DONCASTER 3108 | $1,355,000 | 10/09/2025 |
| 2 | 7 Kolor Way TEMPLESTOWE 3106 | $1,325,000 | 31/05/2025 |
| 3 | 4 Owens St DONCASTER EAST 3109 | $1,190,000 | 17/05/2025 |

**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 12:32

# 160 George Street, Doncaster Vic 3108



4 2 4

**Property Type:** House
**Land Size:** 658 sqm approx

Agent Comments

**Indicative Selling Price**
$1,280,000 - $1,380,000
**Median House Price**
September quarter 2025: $1,601,500

## Comparable Properties



**4 Hardidge Ct DONCASTER 3108 (REI/VG)**

4 2 3

**Price:** $1,355,000
**Method:** Private Sale
**Date:** 10/09/2025
**Property Type:** House (Res)
**Land Size:** 736 sqm approx

Agent Comments



**7 Kolor Way TEMPLESTOWE 3106 (REI/VG)**

4 2 2

**Price:** $1,325,000
**Method:** Auction Sale
**Date:** 31/05/2025
**Property Type:** House
**Land Size:** 710 sqm approx

Agent Comments



**4 Owens St DONCASTER EAST 3109 (REI/VG)**

4 2 2

**Price:** $1,190,000
**Method:** Auction Sale
**Date:** 17/05/2025
**Property Type:** House (Res)
**Land Size:** 669 sqm approx

Agent Comments

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

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