

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

9 Grange Park Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,400,000

&

\$1,490,000

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	41 Renshaw St DONCASTER EAST 3109	\$1,595,000	01/11/2025
2	1 Bordeaux St DONCASTER 3108	\$1,600,011	23/10/2025
3	4 Hardidge Ct DONCASTER 3108	\$1,355,000	10/09/2025

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:

18/11/2025 20:11

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Indicative Selling Price

\$1,400,000 - \$1,490,000

Median House Price

September quarter 2025: \$1,601,500



 4  2  2

Property Type: House

Land Size: 703 sqm approx

Agent Comments

Comparable Properties



41 Renshaw St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  3

Price: \$1,595,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 778 sqm approx



1 Bordeaux St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,600,011

Method: Private Sale

Date: 23/10/2025

Property Type: House (Res)

Land Size: 644 sqm approx



4 Hardidge Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  3

Price: \$1,355,000

Method: Private Sale

Date: 10/09/2025

Property Type: House (Res)

Land Size: 736 sqm approx

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