

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

67 Hampshire Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,548,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	11 Baird St.N DONCASTER 3108	\$1,310,000	09/08/2025
2	807 Elgar Rd DONCASTER 3108	\$1,500,000	03/05/2025
3	43 Roseland Gr DONCASTER 3108	\$1,400,000	29/04/2025

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:

24/09/2025 14:50

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2025: \$1,548,000



 5  3  3

Property Type: House

Land Size: 821 sqm approx

Agent Comments

Comparable Properties



11 Baird St.N DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,310,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 726 sqm approx



807 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House (Res)

Land Size: 700 sqm approx



43 Roseland Gr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Private Sale

Date: 29/04/2025

Property Type: House

Land Size: 645 sqm approx

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