

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

5 Ivan Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,780,000

&

\$1,928,000

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	121 High St DONCASTER 3108	\$1,670,000	27/06/2025
2	12 Mintaro Ct TEMPLESTOWE 3106	\$1,560,388	15/05/2025
3	18 Colonsay St TEMPLESTOWE 3106	\$1,560,000	27/02/2025

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:

14/07/2025 10:53

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Indicative Selling Price

\$1,780,000 - \$1,928,000

Median House Price

June quarter 2025: \$1,548,000



 5  3  2

Property Type: House

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



121 High St DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,670,000

Method: Private Sale

Date: 27/06/2025

Property Type: House

Land Size: 1064 sqm approx



12 Mintaro Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,560,388

Method: Sold Before Auction

Date: 15/05/2025

Property Type: House (Res)

Land Size: 853 sqm approx



18 Colonsay St TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,560,000

Method: Auction Sale

Date: 27/02/2025

Property Type: House

Account - Barry Plant | P: 03 9842 8888