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	37 Massey Street, Doncaster Vic 3108

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,526,250 Property Type Vacant land Suburb Doncaster

Period - From 10/10/2024 to 09/10/2025 Source Property Data

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	54 Clay Dr DONCASTER 3108	$1,200,000	01/09/2025
2			
3			

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: 10/10/2025 11:19

37 Massey Street, Doncaster Vic 3108



Property Type: Land
Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Land Price
10/10/2024 - 09/10/2025: $1,526,250

Comparable Properties



54 Clay Dr DONCASTER 3108 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 01/09/2025
Property Type: Land
Land Size: 935 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888

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