

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

11-13 Mccallum Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$2,100,000

&

\$2,310,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2025

to

31/12/2025

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	7 Mccallum Rd DONCASTER 3108	\$2,028,000	29/01/2026
2	2 Park Hill Way DONCASTER 3108	\$2,162,500	29/12/2025
3	11 The Boulevard DONCASTER 3108	\$1,951,680	23/09/2025

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:

29/01/2026 20:16



Property Type: House
Land Size: 530 sqm approx

Agent Comments

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Indicative Selling Price
\$2,100,000 - \$2,310,000
Median House Price
December quarter 2025: \$1,560,000

Comparable Properties



7 Mccallum Rd DONCASTER 3108 (REI)



Price: \$2,028,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 731 sqm approx

Agent Comments



2 Park Hill Way DONCASTER 3108 (REI)



Price: \$2,162,500
Method: Private Sale
Date: 29/12/2025
Property Type: House
Land Size: 594 sqm approx

Agent Comments



11 The Boulevard DONCASTER 3108 (REI)



Price: \$1,951,680
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 668 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888